

PRICE REDUCED - MOTIVATED SELLER



TURN-KEY RESTAURANT & RESIDENTIAL UNIT

60 MILE ROAD
WELLS, ME 04090



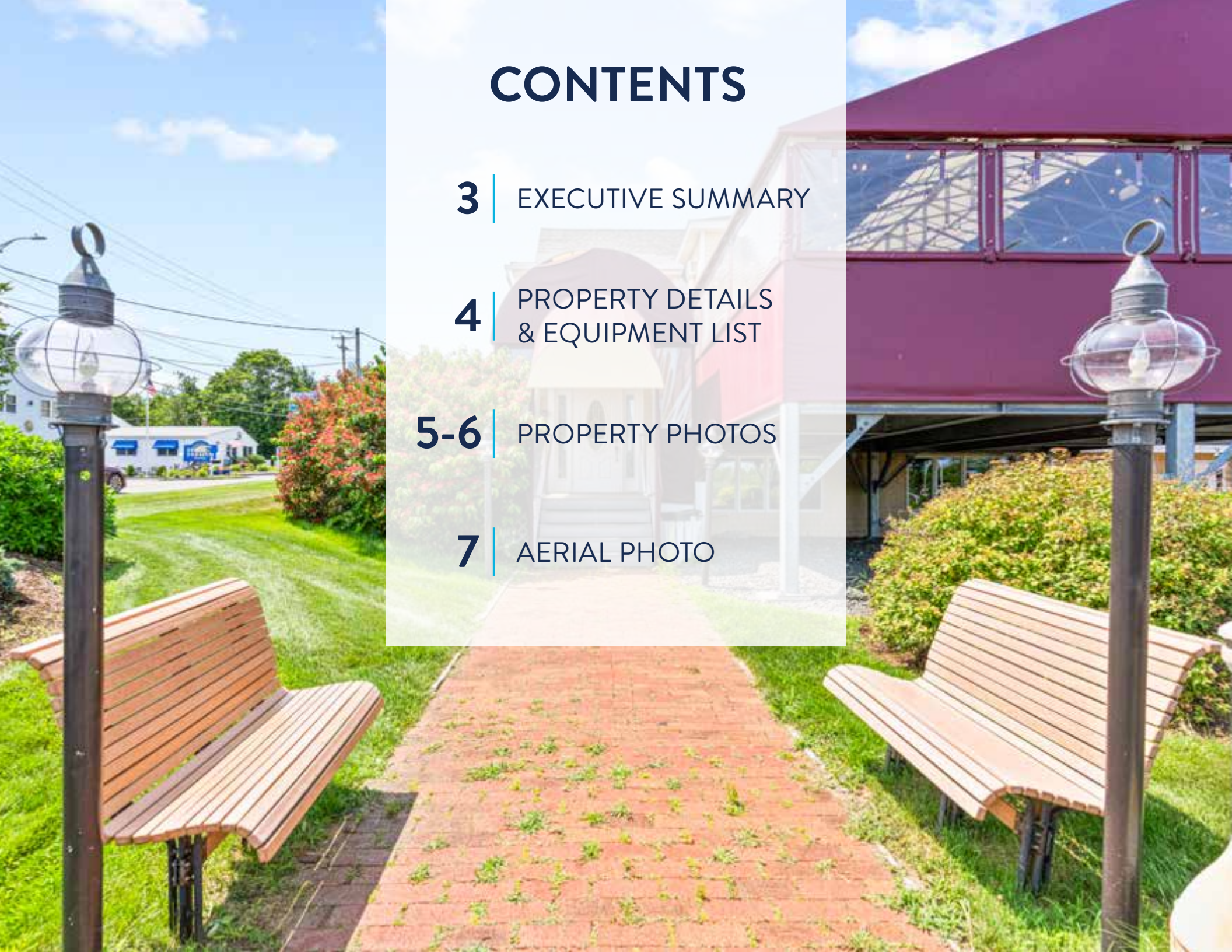
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EXECUTIVE SUMMARY

60 Mile Road provides a fantastic opportunity to acquire a unique property in the heart of desirable Wells, Maine.

The property consists of a two-story, 8,364± SF building located on a 1.0± acre parcel and includes 60± on-site parking spaces. The first floor is 6,684± SF of fully equipped restaurant space with a spacious covered deck for additional seating. The lower level provides a large, open space to host events with a full bar, stone fireplace and a wine cellar. The second floor is a well appointed two bedroom, two bathroom, 2,000± SF residential unit with sweeping views of Wells harbor.

This high visibility location is minutes from Wells Beach, a popular summer destination in Maine and is surrounded by numerous hotels and amenities.

This extraordinary property is offered for sale for:

\$1,695,000



PROPERTY DETAILS

OWNER	60 Mile Road, LLC
REGISTRY OF DEEDS	Book 19204, Page 173
ASSESSOR'S REFERENCE	Map 123, Lot 87-71
BUILDING SIZE	8,684± SF
SPACE BREAKDOWN	Restaurant: 6,684± SF (1st floor) Plus lower level tavern/event space Residential Unit: 2,000± SF (2nd floor)
LOT SIZE	1.0± acres
ZONING	General Business
YEAR BUILT	1986
CONSTRUCTION	Wood frame
HEAT	Central HVAC
UTILITIES	Municipal water/sewer
PARKING	Sixty (60) on-site spaces
REAL ESTATE TAXES	\$6,369.81/year (2023/2024)
SALE PRICE REDUCED	\$2,095,000 \$1,695,000

EQUIPMENT LIST

Turn-Key Restaurant

All chairs, tables, fixtures, sheet-pans, cambros, pots, pans, utensils, flatware, china, glassware, racking & hood vents.

- (2) Hoshizaki ice machines
- (2) Reach-in freezers
- (2) Walk-in coolers
- (2) Reach-in coolers
- (1) Deli Slicer
- (1) Pizza Oven
- (3) Sandwich units
- (3) Fryers
- (1) Convection oven
- (3) Beer towers
- (1) Salamander
- (4) Bar coolers
- (1) 6 burner gas range
- (4) bar sinks
- (2) bar glasswasher
- Cooling racks
- Groen Steamer
- Large mixer
- (4) TV's

Fully Furnished Two Bedroom Unit

- (2) Queen Beds
- (2) Twin Beds
- (2) Couches with pull out queen beds
- TV, Oven, Fridge, Dishwasher, Washer/Dryer
- Linens
- Cooking Equipment

Additional Items and Updates

- Fully sprinkled on all floors
- ADT Alarm with twelve (12) cameras
- New Ethernet throughout with new audio speakers
- Updated plumbing throughout to meet code requirements
- Grease trap

RESTAURANT & KITCHEN



RESIDENTIAL UNIT



LOWER LEVEL



AERIAL PHOTO





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