

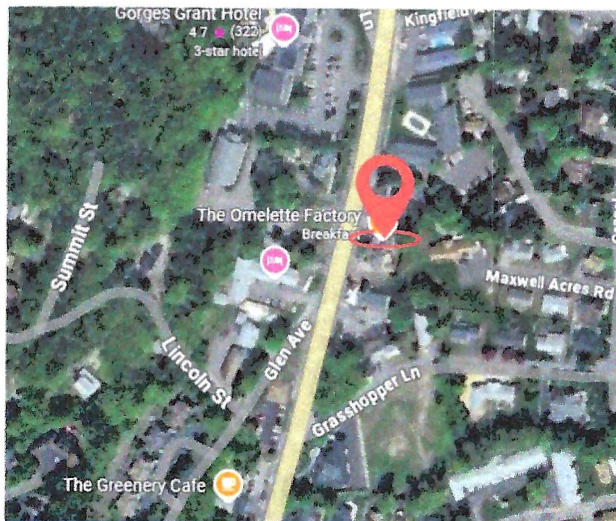
SALE

422 MAIN STREET

OGUNQUIT, ME 03907

Property Summary:

Property Built:	1960	Parking:	21+ Spaces
Lot Size:	0.34± acres	Roof:	Composition/Shingle
Book & Page:	18703/655	Exterior:	Vinyl Sliding
Zoning:	GBD2	Basement:	Full
Construction:	Wood frame	other Structures:	Out building



1. Location

Conveniently located near the heart of town, allowing easy access to the beach, shops, and restaurants.

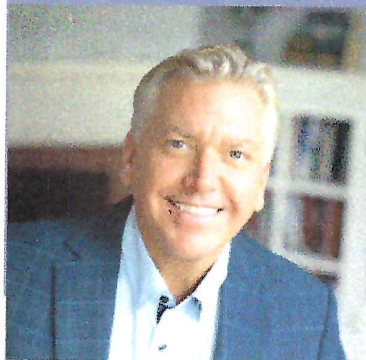


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2. Property

This property offers a unique investment opportunity with its dual-income potential. It features a well-established landmark breakfast restaurant and a profitable vacation rental home.



Michael McCallum

 207-351-5446

 michael.mccallum@exprealty.com

FOR SALE

Listing Price:
3.2 Million





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3. Building Features

The property is well-equipped with essential amenities such as fire safety system, high-speed internet, and ample storage space.

4. Condition

The property has undergone significant renovations, including a doubling of the restaurant's size and a complete interior update of the vacation rental home.

Property Snapshot!

Immerse yourself in the property's beauty by viewing the accompanying photographs. These images highlight key features of both the vacation house rental and the Omelette Factory. To see more of the photos, checkout the listing at MLS#: 1608088



Gross Revenues

Gross Revenue Potential! Discover the property's income-generating capacity with its actual gross revenue shown below:

Omelette Factory

\$731,958 (10 months)

*Based on the latest available P&L report

Rental House

\$123,722 (10 months)

*Based on the latest available P&L report

*After Maine Lodging Tax

To see full reports, please contact Michael McCallum -- the listing agent.

Listing by: **Michael McCallum**

207-351-5446

michael.mccallum@exp Realty.com

Public Detail Report

MLS #: 1608088

County: York

List Price: \$3,200,000

Status: Active

Property Type: Commercial

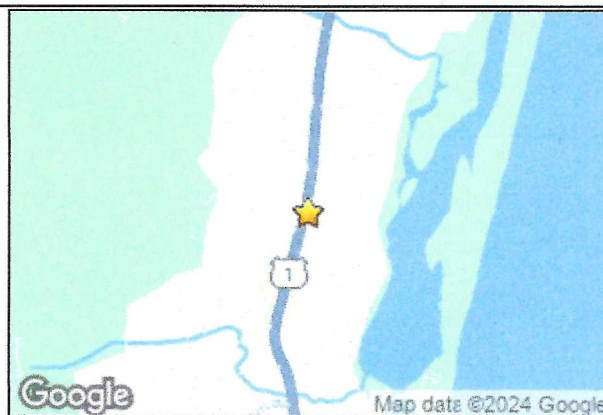
Original List Price: \$3,200,000

Directions: Head southwest on Congress St. Take exit 19 off I-95 S and follow the signs to ME-109 S/State Rte 9 E/Sanford Rd. Turn right onto Chapel Rd, then continue onto US-1 S. Your destination will be on the left.



422 Main Street
Ogunquit, ME
03907-3210

List Price:
\$3,200,000
MLS#: 1608088



General Information

Year Built +/-: 1960 Lot Size Acres +/-: 0.34 Sqft Fin Total +/-: 3,443
Sub-Type: General Commercial

Land Information

Leased Land: No Waterfront: No Zoning: GBD2
Surveyed: Yes Srce of Wtrfrt: Seller Zoning Overlay: No
Lot Size Acres +/-: 0.34 Water Views: No Bank Owned REO: No

Interior Information

Leases: No Total # Floors: 3 Year Built +/-: 1960
Total SqFt: 3,443 Year Renovated +/-: 2013

Property Features

Utilities: Utilities On: Yes Basement: Full Heat System: Forced Air; Heat Pump;
Building Cable; Fire System; Internet Access Construction: Wood Frame Hot Water
Features: Available; Other Equipment; Foundation Materials: Poured Concrete Electric; Oil; Propane
Storage Exterior: Vinyl Siding Water: Public
Parking: 21+ Spaces; Gravel; Off Street; On Roof: Composition; Shingle Sewer: Public Sewer
Site; Paved Other Structures: Out Building
Location: Business District; Downtown; Near Shopping
Electric: Circuit Breakers
Gas: Bottled

Tax/Deed Information

Book/Page/Deed: 18703/655/All Full Tax Amt/Yr: \$6,926/ 2023 Map/Block/Lot: 008//024
Deed/Conveyance Type Offered: Warranty Tax ID: OGUN-000008-000000-000024
Deed Restrictions: Unknown

Remarks

Remarks: Incredible opportunity to own not one but 2 thriving businesses at one location! The Omelette Factory is a landmark breakfast restaurant with a 41-year history in Ogunquit. Repeat customers return from all over the country year after year. Current owners have doubled the size of the restaurant, updated the interior and developed a thriving short term vacation house rental business in the newly renovated attached home. Close to the main attractions in town, guests enjoy walking to the beach or shopping and dining along Main Street in town. Don't miss this opportunity to see these turnkey businesses!

LO: EXP Realty

Listing provided courtesy of:

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Prepared by Michael McCallum on Friday, November 01, 2024 8:36 AM.

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