

FOR LEASE | RESTAURANT SPACE

Flagstaff Landing | Eustis, ME



### LAKEFRONT LODGE WITH TURNKEY RESTAURANT | NEAR SUGARLOAF MOUNTAIN

- 3,532± SF restaurant space on Flagstaff Lake, featuring outdoor dining, fire pit, and event lawn
- First-floor restaurant & brewery space with a seating capacity of 88 people
- License is available, see broker for details
- Flagstaff Landing is located just ten miles away from Sugarloaf Ski Resort
- Established year-round customer base: hikers, skiers, anglers, wedding/event guests

**LEASE RATE: \$6,500/month MG**



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# PROPERTY SUMMARY

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## OVERVIEW

Located on the peaceful shores of Flagstaff Lake in Eustis, Maine, Flagstaff Landing is a boutique, four-season lodge combining rustic charm with modern comfort. This beautifully converted barn features ten private guest suites, scenic common areas, and direct access to the lake, dock, and outdoor fire pit. The lodge features a newly renovated restaurant/ brewery space. Just 10 miles from Sugarloaf and surrounded by thousands of acres of recreational land.

## EUSTIS

Eustis is a historic and charming small town in Maine. Eustis ranges from mountains to lakes, with hiking, skiing, biking, swimming, boating, fishing and much more. Beautiful in all four seasons and caters to a wide variety of people. This quaint lakeside town is a dream for outdoor enthusiasts.





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**OWNER:** Jbd Holdings LLC

**DEED:** Book 4441, Page 149

**ASSESSOR:** Map U8, Block 10, Lot 10A

**LOT SIZE:** 2.8± AC

**BUILDING SIZE:** 5,200± SF

**AVAILABLE SIZE:** 3,532± SF

**YEAR BUILT:** 1800

**CONSTRUCTION:** Wood frame

**ROOF:** Membrane; Shingle

**FRONTAGE:** 469'± on ME-27  
626'± on Flagstaff lake

**SIDING:** Wood siding

**FLOORING:** Carpet, concrete,  
laminated, tile, vinyl, wood

**ELECTRICITY:** Circuit breakers

**HVAC:** Heat pump

**UTILITIES:** Public sewer and water

**RESTROOM:** Two (2) on first floor

**SPRINKLER:** Yes

**SIGNAGE:** On building

**PARKING:** Ample on-site

**ZONING:** Shoreland/commercial

**PROPERTY TAXES:** \$4,404





# AERIAL PHOTOS

Flagstaff Landing | Eustis, ME





# PHOTOS

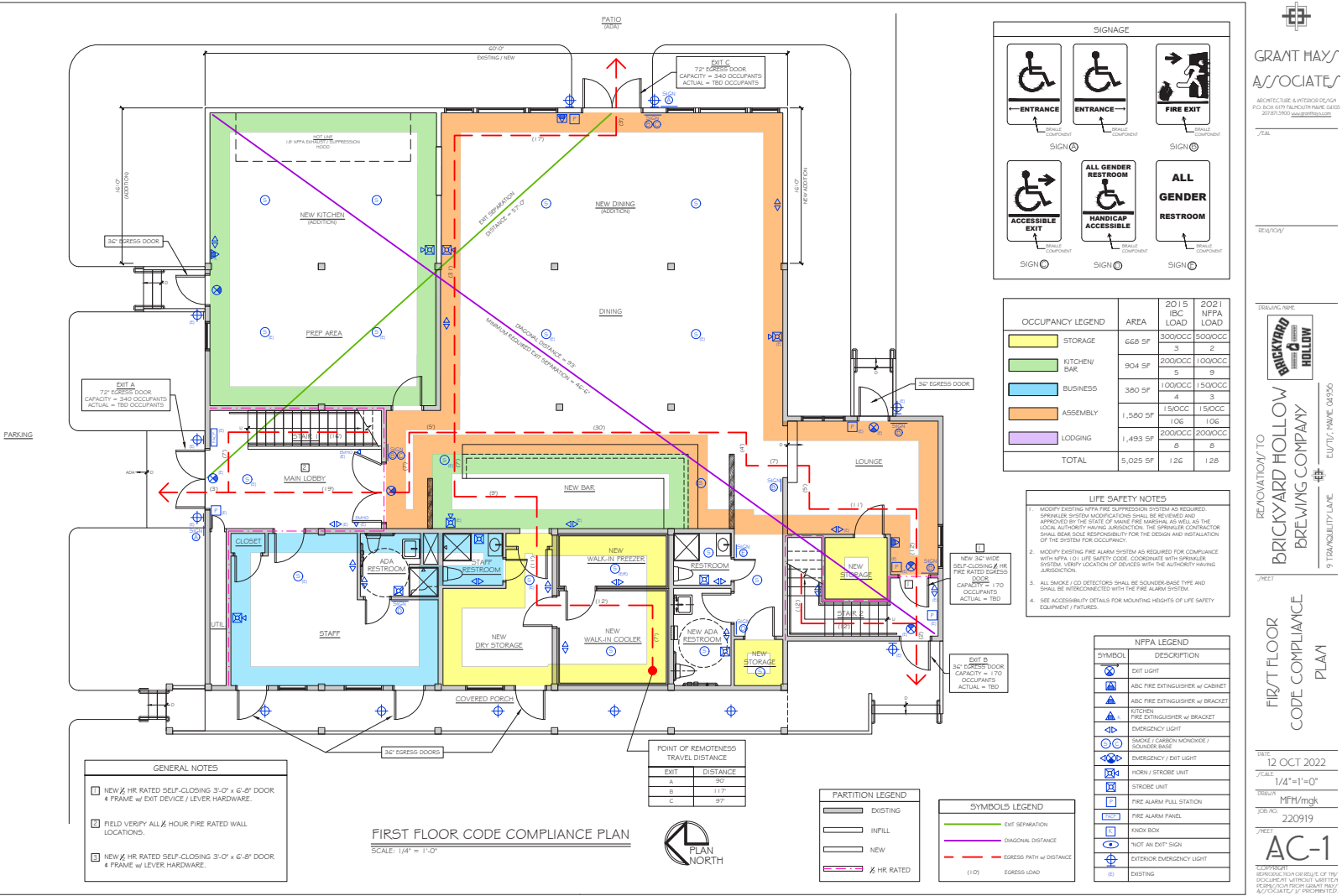
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# RESTAURANT FLOOR PLAN

## Flagstaff Landing | Eustis, ME





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