

FOR SALE • INVESTMENT PROPERTY

64 Main Street • Richmond, ME



- Currently Kimberly's Restaurant and Lounge
- Indoor seating, lounge and outdoor seating
- Highly visible location with traffic counts on Main Street of 5,160± cars/day(AADT, 2023)
- Two apartment units
- FF&E included in sale. Financials available with signed NDA. See Broker for details.

REAL ESTATE SALE PRICE: \$765,000



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PROPERTY SUMMARY

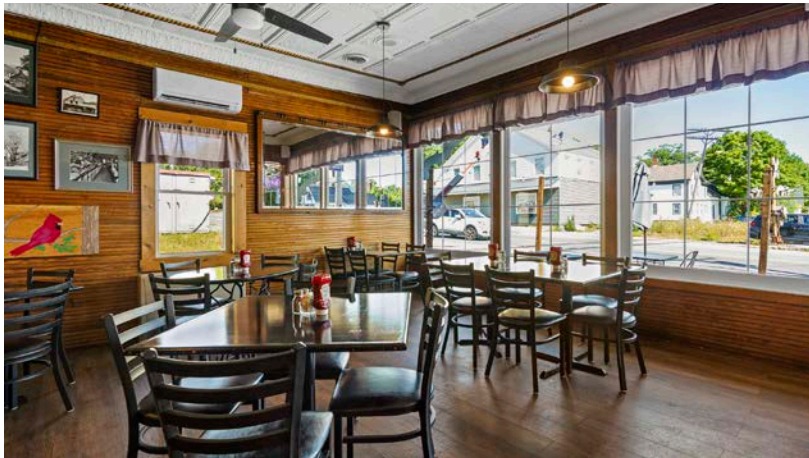
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Site Info

OWNER:	KRC LLC
DEED:	Book 2020, Page 767
ASSESSOR:	Map U02, Block 126, Lot 01
LOT SIZE:	0.12± AC
SIGNAGE:	Pylon and on building
PARKING:	Ample on-site
ROAD FRONTAGE:	47' ± on Main St.
TRAFFIC COUNT:	5,160 ± cars/day (AADT, 2023) on Main Street
ZONING:	Main Street Commercial
PROPERTY TAXES:	\$ 1,216 (2025)

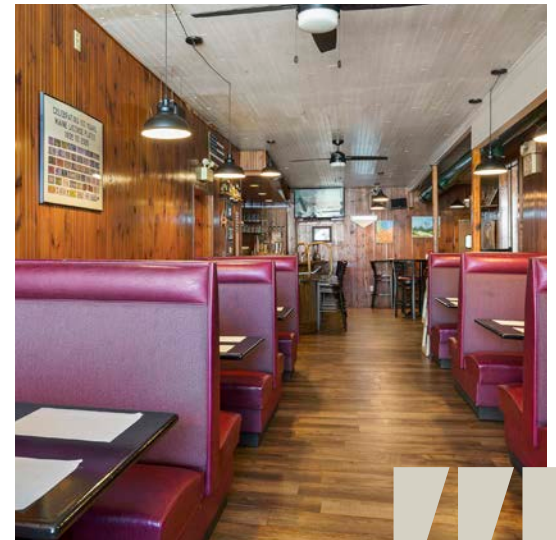
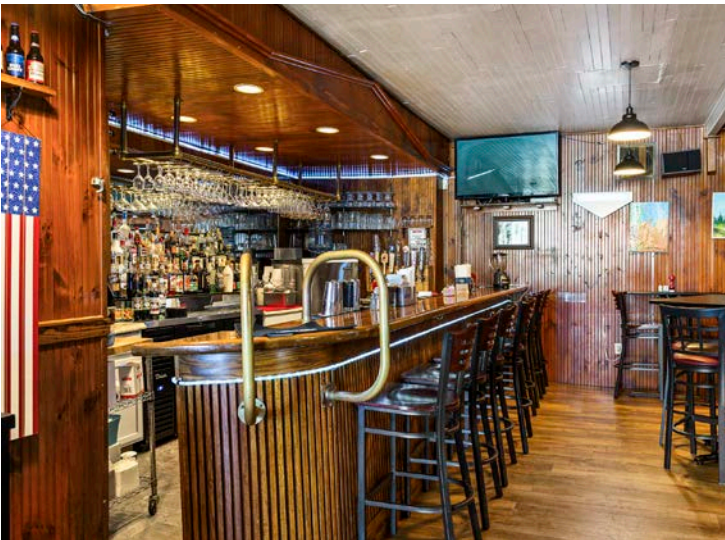
Building Info

BUILDING SIZE:	4,348± SF
APARTMENT INFO:	1 Bedroom, 1 Bath LEASE RATE: \$1,000/mo
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YEAR BUILT:	1900
CONSTRUCTION:	Wood frame
ROOF:	Metal/tin
SIDING:	Vinyl
FLOORING:	Hardwood
ELECTRICITY:	Circuit breakers
HVAC:	Propane, heat pumps
UTILITIES:	Public water & sewer
KITCHEN:	Yes, commercial kitchen
RESTROOM:	Two (2) bathrooms
SPRINKLER:	No



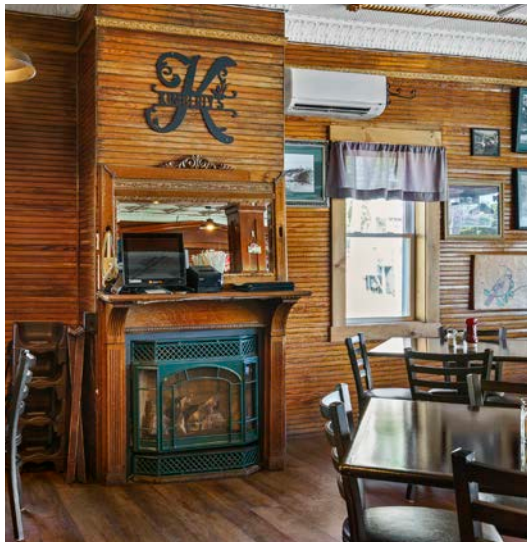
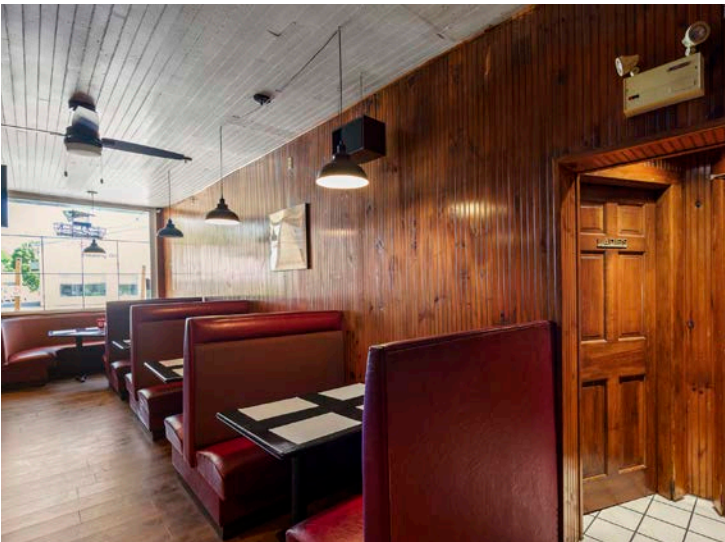
INTERIOR PHOTOS

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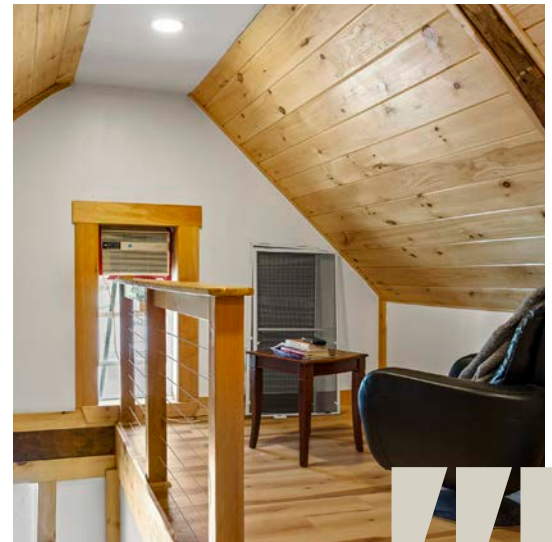
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APARTMENT PHOTOS

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APARTMENT PHOTOS

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KITCHEN PHOTOS

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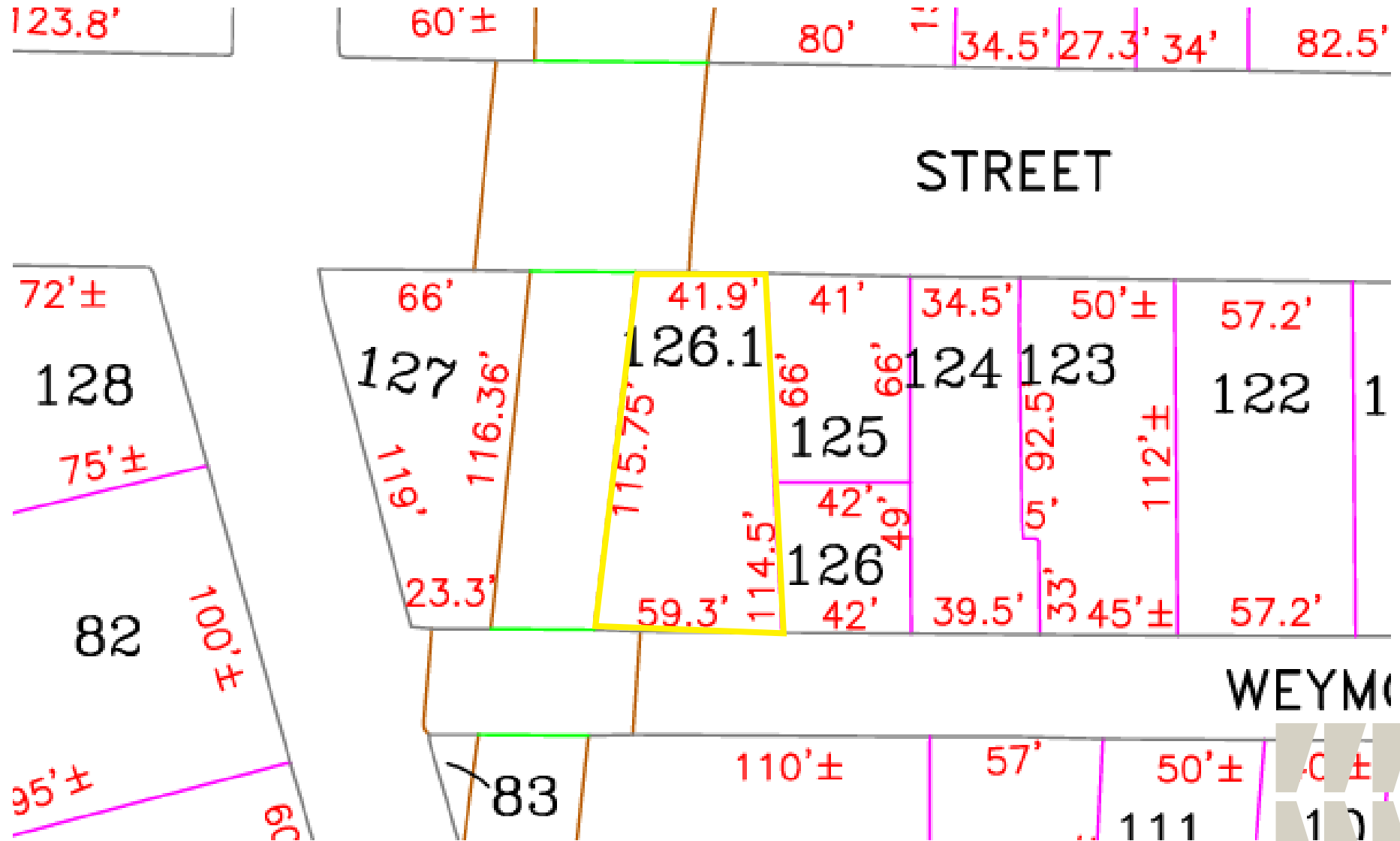
KITCHEN PHOTOS

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TAX MAP

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LOCATION MAP

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Kennebec River

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