



FOR SALE

129 SABATTUS ROAD, SABATTUS, ME 04280

PROPERTY HIGHLIGHTS

- 2,368 ± SF turnkey restaurant for sale.
- All FF&E to convey in sale (See broker for full list). Outdoor seating area for seasonal dining
- Set up with a full bar, table seating for 40 patrons, a patio for additional tables, and a 28-car parking lot
- Proven location for a successful business! Join Aroma Joe's, opening next door in 2026.
- **Sale Price: \$949,000**

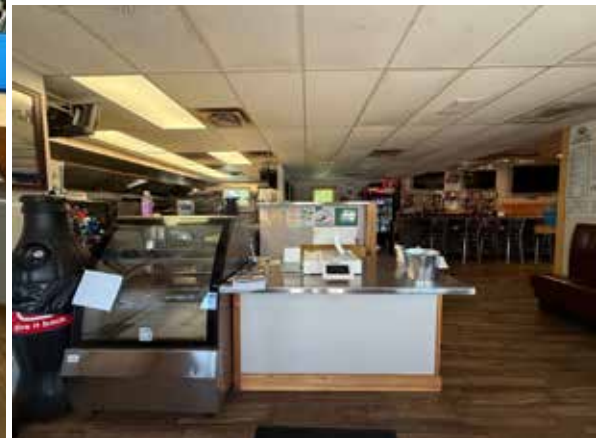


PROPERTY DETAILS

OWNER	Barr Bros Property Investment, LLC	UTILITIES	Municipal Water & Sewer
BOOK/PAGE	10847/127	HEATING / COOLING	Central air, gas powered HVAC + electrical heat pumps
ASSESSOR'S REFERENCE	011-017-002	POWER/ GENERATOR	200 AMP; 3 Phase / GENERAC 23K
BUILDING SIZE	2,368± SF	PARKING	28± spaces in on-site lot
LOT SIZE	0.57± AC	TRAFFIC COUNT	9,150 AADT (MaineDOT, 2023)
ZONING	CM - Commercial/Mixed Use	LOT FRONTAGE	200' on Sabattus Road
SIGNAGE	2-year-old LED pylon sign	FURNITURE, FIXTURES, & EQUIPMENT	FF&E 2-3 years old & in good condition (see broker for list)
YEAR BUILT	1985 (Renovated in 2020)	ANNUAL R.E. TAXES	\$5,433.95 (FY 2025/2026)
# OF STORIES	One (1)	SALE PRICE	\$949,000



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