

# FOR SALE | MIXED-USE RETAIL & LODGING

185 Main Street | Cornish, ME



## 20,032± SF CENTER ON 6.13± ACRES

- Fully leased 1<sup>st</sup> Floor retail including full-service restaurant, a barber shop, hair salon and cannabis store
- 1<sup>st</sup> Floor 4-Bay garage space available for lease
- 2<sup>nd</sup> Floor offers 10 lodging rooms with private bathrooms and other amenities
- Includes 1.38± Acre developable lot suitable for up to 15,000 SF building. Ideal for a wide variety of uses. Can be sold separately for \$235,000.

**SALE PRICE: \$3,600,000**



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# PROPERTY SUMMARY

185 Main Street | Cornish, ME



**OWNER:** Country Home, LLC

**DEED:** Book 15537, Page 214

**ASSESSOR:** Map U06, Lot 009

**LOT SIZE:** 6.13± AC TOTAL  
Pad Site : 1.38± AC

**BUILDING SIZE:** 1<sup>st</sup> Floor Retail : 14,156± SF  
Finished Flex Space : 2,100± SF  
Other : 3,776± SF  

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TOTAL : 20,032± SF

**YEAR BUILT:** 2006, 2<sup>nd</sup> floor completed 2010

**CONSTRUCTION:** Wood Frame

**ROOF:** Gable/Hip, Standing Seam Metal  
replaced 2015

**SIDING:** Vinyl

**FLOORING:** Vinyl, Wood & Carpet

**CEILING HEIGHT:** Cathedral Ceilings

**SPRINKLER:** Fully sprinklered

**HVAC:** Forced Air, Gas

**UTILITIES:** Municipal Water,  
separately metered &  
Private Sewer,  
two (2) septic systems

**RESTROOMS:** Seventeen (17)

**SIGNAGE:** Large Pylon sign & On building

**PARKING:** Ample paved parking on-site

**ROAD FRONTAGE:** 711'±

**FLEX SPACE:** 4-Bay finished & heated,  
two (2) 12' high and two (2) 10' high  
commercial overhead doors

**ZONING:** CB - Commercial District

**TAXES:** \$12,193.61 (2023)





# FIRST FLOOR RETAIL SPACES

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### Space A : Full-Service Restaurant



### Space B : Hair Salon and Barber Shop



### Space C : Cannabis Retail Store





# ADDITIONAL FIRST FLOOR SPACES

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Additional 1<sup>st</sup> floor spaces include one (1) handicapped accessible unit for lodging (currently used by live-in housekeeping); cleaning and storage areas, common spaces and check-in area off the rear parking lot for upstairs lodging rooms.



## 1<sup>st</sup> Floor Flex Space :

2,100± SF

- Includes four (4) garage doors – two (2) 12' x 10' and two (2) 10' x 10' doors.
- 12'± ceilings
- Currently used by owner for storage of personal commercial vehicles but being offered for lease at \$2,200/mo





# SECOND FLOOR SPACES

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The entire 2<sup>nd</sup> floor is comprised of ten (10) guest rooms with private full bathrooms. In addition, there is a kitchenette for the benefit of guests, laundry facilities, storage rooms, closets, etc. Currently, this is being run on a part-time basis and still is bringing in around \$100,000 annually. With a little bit of effort, this could be a great income producer for weekly or monthly stays.



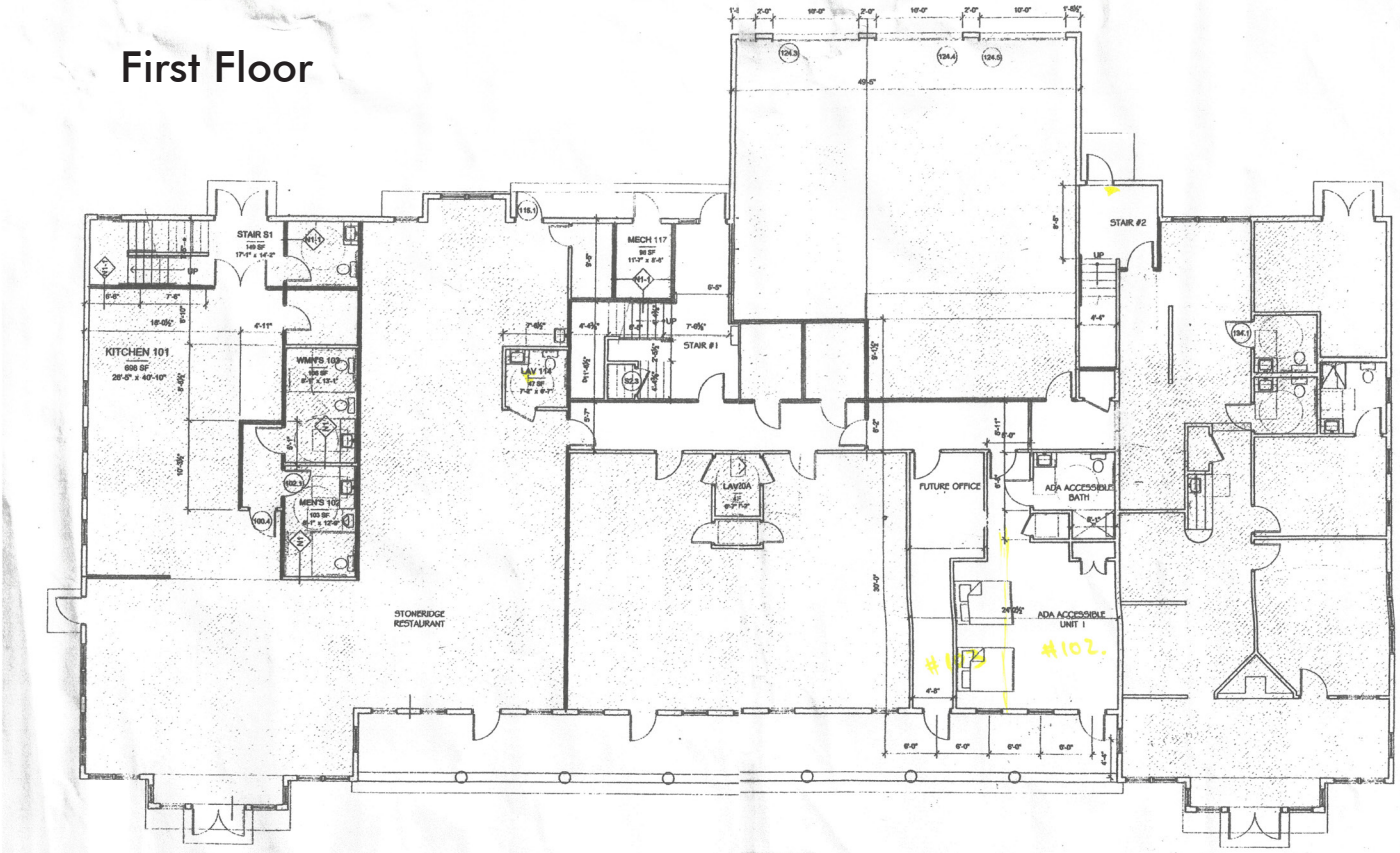


# FLOOR PLAN

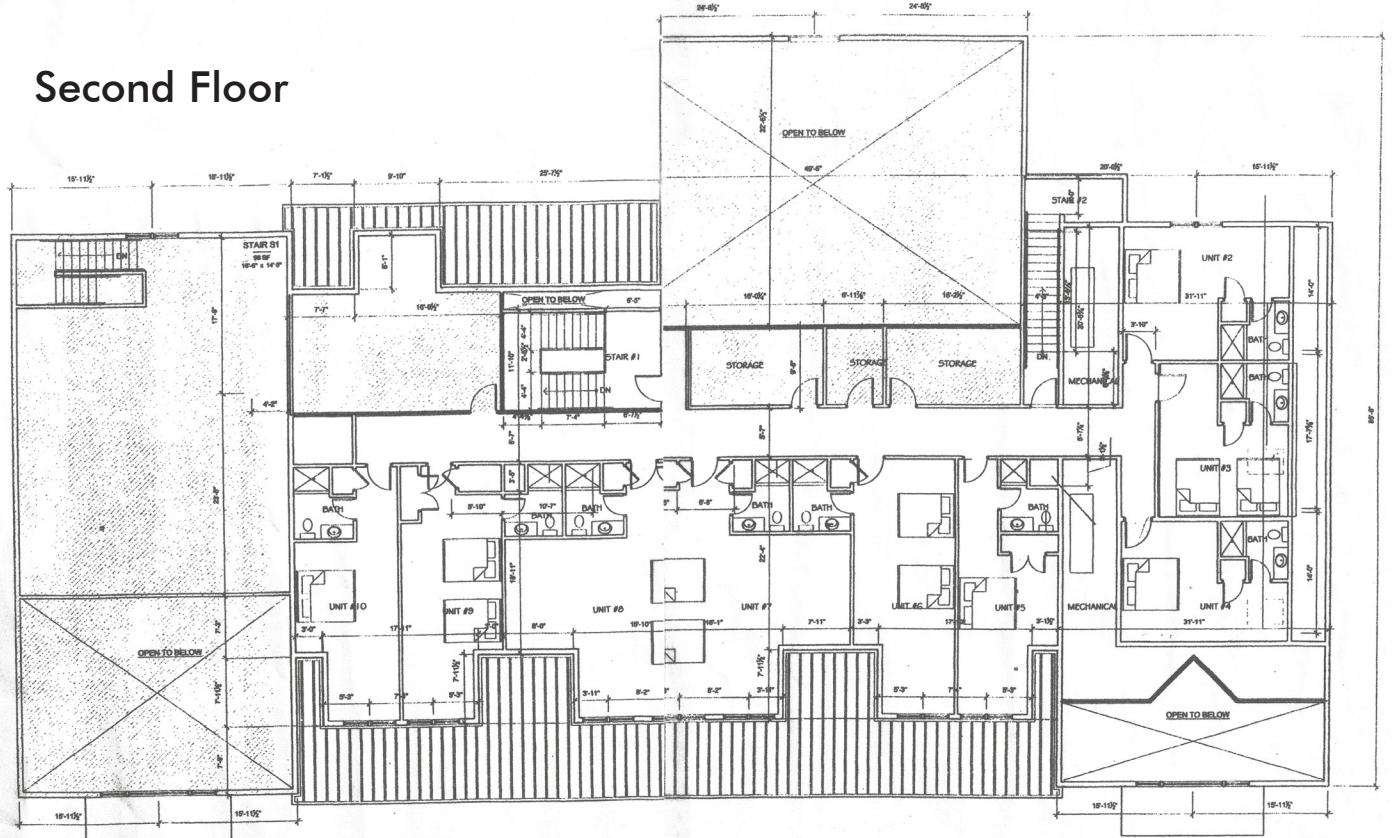
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## First Floor



## Second Floor









# FOR SALE | MIXED-USE CENTER

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