



# THE ICONIC AND HISTORICAL SOLON HOTEL

LISTED AT \$599,000

# FOR SALE

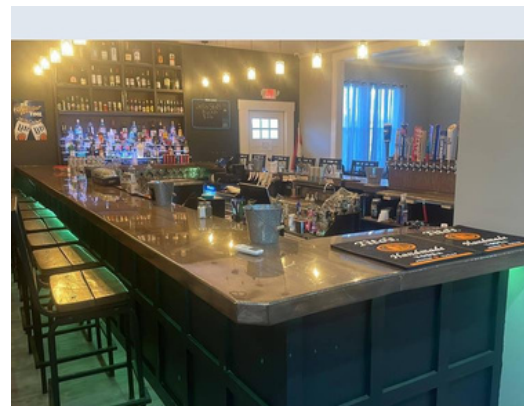
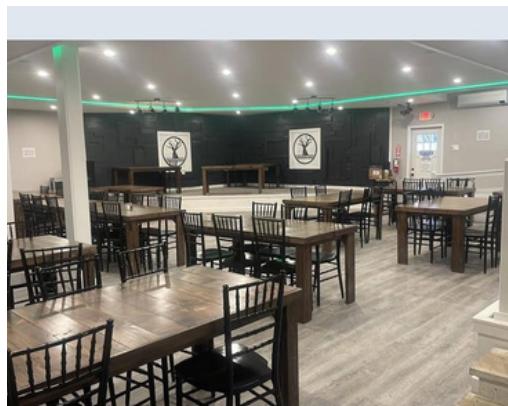
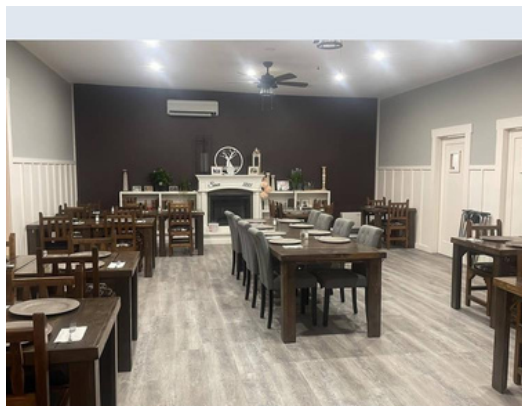
4 S. MAIN STREET - SOLON, ME 04979

Own a piece of history in central Maine. The Solon Hotel was built in 1895 and sits alongside Route 201, which travelers use to reach recreational areas in Bingham, The Forks, Moosehead Lake and Sugarloaf. The fully renovated restaurant and bar are open for business daily.

*SOLON, MAINE*

## PROPERTY DETAILS

- ✓ 24 Seat Bar
- ✓ Restaurant Seats 99
- ✓ Event Hall Seats 120
- ✓ 13+ Hotel Rooms To Renovate
- ✓ Large Parking Lot
- ✓ Located In The Heart Of Maine
- ✓ TURNKEY Restaurant & Bar



# HOTEL *feature sheet*

4 S. MAIN STREET - SOLON, ME 04979



OFFERED AT

**\$599,000**



20+ rooms



15,206 Sqft



Turnkey



## Upgrades

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- New main roof
- All new windows, doors, and decks
- All new heat pumps & 200 amp service
- Custom tables, chairs, bar stools, and bar
- Spacious commercial kitchen
- All new plumbing and electric
- Complete remodel/renovation
- Custom metal railings, signage, etc.

## Potential

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The hotel rooms on the upper floors are awaiting a remodel and once completed will generate an additional \$59,520 per month based on just 12 rooms@ \$199 per night with a monthly occupancy rate of 80%. The function hall also generates revenue through private function rentals such as weddings, proms, birthdays, business retreats, etc.



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