

FOR SALE | INVESTMENT OPPORTUNITY

9 & 10 Tranquility Lane | Eustis, ME

PRICE REDUCTION



LAKEFRONT LODGE WITH TURNKEY RESTAURANT | NEAR SUGARLOAF MOUNTAIN

- 2.8± acre lakefront parcel on Flagstaff Lake with 626'± lake frontage
- Recently renovated barn lodge with 6-7 guest rooms and private baths that are fully furnished
- Ideal opportunity for investors, owner-users or hospitality groups
- First-floor restaurant & brewery space (Brickyard Hollow) with a seating capacity of 88 people (license available)
- Dock access, paddle/canoe amenities, fire pit and event lawn
- Ten miles away from Sugarloaf Ski Resort
- Established year-round customer base: hikers, skiers, anglers, wedding/event guests
- Features a 20 slip Marina and 2 float plane docks

SALE PRICE: \$1,950,000



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MALONE COMMERCIAL BROKERS

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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. They have a built-in customer draw with Brickyard Hollow, a craft brewery and restaurant located on the premises.

The property is zoned for hospitality, which allows expansion for additional lodging, cabins, or glamping. Just 10 miles from Sugarloaf and surrounded by thousands of acres of recreational land, this property is uniquely positioned.

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.



PROPERTY SUMMARY

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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

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
Seven (7) on second floor

SPRINKLER: Yes

SIGNAGE: On building

PARKING: Ample on-site

ZONING: Shoreland/commercial

PROPERTY TAXES: \$4,404



AERIAL PHOTOS

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BRICKYARD HOLLOW PHOTOS

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TRANQUILITY LODGE GUEST ROOMS

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TRANQUILITY LODGE GUEST ROOMS BREAKDOWN

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1. Hummingbird Garden

- 1st floor location
- Handicap accessible with private entrance
- King bed
- Private bathroom with shower
- 280 sq. ft.
- Exposed wood floors, painted walls & ceiling, exposed wood beam

2. Mooselook Lake

- 2nd floor location
- Queen bed
- Private bathroom with shower
- 168 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams

3. Tranquility Barn

- 2 floor location
- 1 double bed
- Private bathroom with shower
- 168 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams

4. Colonel Bigelow

- 2nd floor location
- Full size bed & 1 twin
- Private bathroom with shower
- 241 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams
- Corner room with views

5. Flagstaff Village

- 2nd floor location
- 1 king & 1 twin
- Private bathroom with shower
- 228 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams
- Corner room with lake views

6. Cranberry Peak

- 2nd floor location
- 2 rooms
- 1 king & 1 twin
- Private bathroom with tub & shower
- 405 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams
- Corner room with lake views



RESTAURANT FLOOR PLAN

9 & 10 Tranquility Lane | Eustis, ME



GRANT HAXBY
ASSOCIATES

ARCHITECTURE, INTERIORS & LANDSCAPE
P.O. BOX 609 EUSTIS, ME 04801
207.772.2422

DATE

DESIGN

ISSUING DATE

RENOVATION TO
BRICKYARD HOLLOW
BREWING COMPANY

DATE

FIRST FLOOR
CODE COMPLIANCE
PLAN

DATE

12 OCT 2022

SCALE

1/4" = 1'-0"

DESIGNER

MFM/mgk

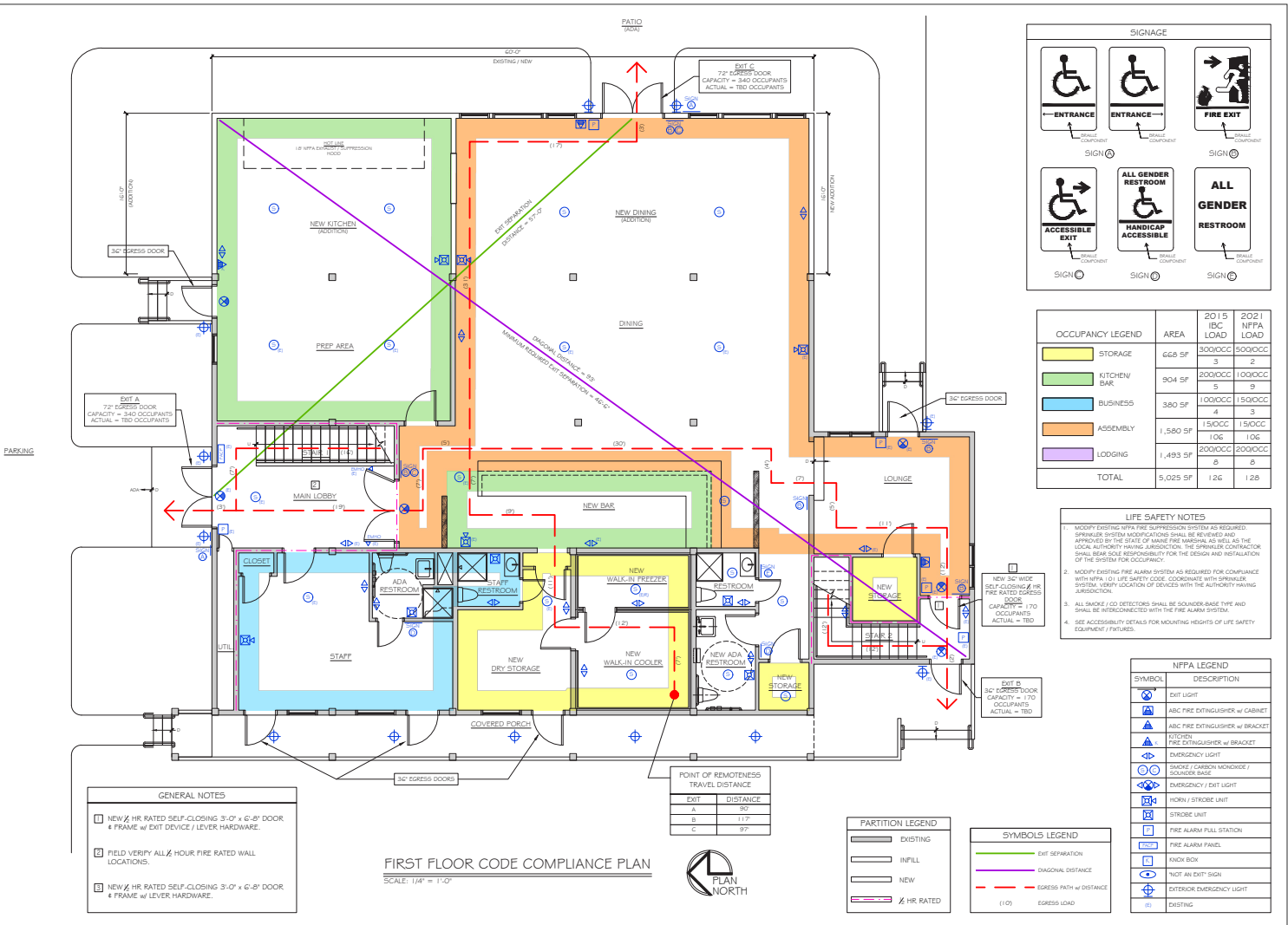
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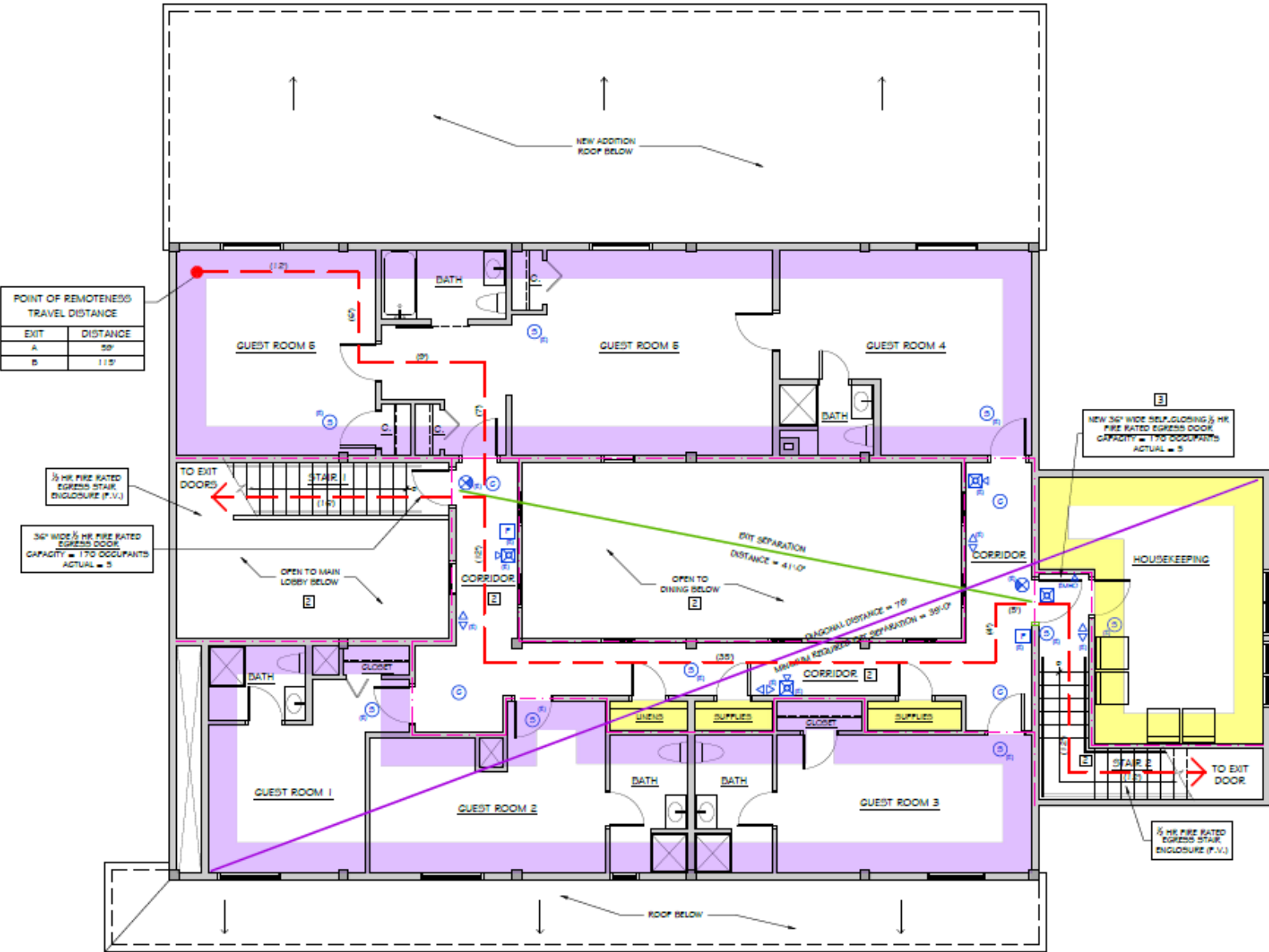
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REVISIONS
REVISION NO. DATE DESCRIPTION



SECOND FLOOR PLAN

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SUBJECT PROPERTY

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