

52 POST ROAD



WELLS, MAINE



\$1,749,000

General Commercial Zoning  
5,218 Total Square Feet  
.47 Acres

Call, text, or email to schedule a showing.  
207-361-5007  
sales@anchorrealestatecompany.com

[www.AnchorRealEstateCompany.com](http://www.AnchorRealEstateCompany.com)

## MLS #: 1608217

Exceptionally located on Post Road in Wells, this landmark property offers a bustling restaurant and pub. The main building features over 3,580 sq ft of kitchen and dining space. Upon entering, guests are greeted by a charming waiting area and an expansive dining room, complete with a 14-person bar, all anchored by a stunning grand stone fireplace. The warm wood tones of the exposed posts and beams, along with brick and stone accents, create an inviting atmosphere perfect for any type of dining experience. Upstairs, you'll find a sizeable 29' x 33' space, complete with a second bar and a distant ocean view, perfect for special events, private gatherings or additional dining. The kitchen is situated with easy access to all the dining locations and further supported by a closed-circuit camera system allowing the kitchen staff a bird's eye view of the dining room - ideal when prepping for the dinner rush! The kitchen is fully equipped to run a successful restaurant, with all the major equipment included in the sale; char-broiler, flat top grill, gas range, oven, fryers, dishwasher, walk-in and reach-in refrigeration/freezers, sandwich prep counters, prep tables and more! A new patio area, tucked away creating its own private oasis, offers additional outdoor dining -an ideal space to enjoy Maine's beautiful summers. In addition to the restaurant, there is also 1,632 sq ft currently being used for office space/storage, inclusive of a 2-bed/1-bath efficiency style apartment-offering added flexibility. The prominent Route 1 frontage ensures high visibility and offers ample parking. Located less than 0.2 miles from the Ogunquit line and close to the famed beaches of Southern Maine, shopping, and area attractions, this is an outstanding opportunity for entrepreneurs looking to make their mark in a prime location. Call today for more information!

<b>Year Built:</b> 1979	<b>Surveyed:</b> Yes	<b>Construction:</b> Wood Frame
<b>Sub-Type:</b> GC	<b>Electric:</b> Circuit Breakers	<b>Square Feet:</b> 5,218 Total
<b>Lot Size:</b> 0.47 Acres	<b>Water/Sewer:</b> Public	<b>Zoning:</b> General Commercial
<b>Basement:</b> Bulkhead; Crawl Space; Unfinished	<b>Heat System:</b> Electric; Oil	<b>Taxes:</b> \$6,546/year

**Notes:** Taxes noted are for real estate property tax only. Personal Property tax not included. Square footage is approximate, buyer/buyer's agent should verify. The intellectual property does not convey. Being sold furnished with some exceptions (memorabilia and others). Listing office must accompany. No showings during operating hours. Please call for more information

**Amenities:** Fully equipped kitchen; char-broiler, flat top grill, gas range, oven, fryers, dishwasher, walk-in, reach-in refrigeration/freezers, sandwich prep counters, prep tables and more!

# ANCHOR

REAL ESTATE

646 US RTE 1 | York | Maine | 03909 | 207.361.5007 | sales@anchorrealestatecompany.com

subject to errors, omissions, prior sale, or withdrawal without notice. Information deemed reliable but not guaranteed



**PROPERTY DISCLOSURE  
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 52 Post Road, Wells, ME 04090

**SECTION I. UNDERGROUND STORAGE TANKS**

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. N/A. The underground facility  has  has not been abandoned in place.

**SECTION II. HAZARDOUS MATERIALS**

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

**No Exceptions**

---



---



---



---

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

**Poured epoxy flooring in kitchen area needs repair or likely replacement. Front building condition is consistent with age of the building including dirt floor basement. The neighbors dumpster pad possibly encroaches on this property, but no formal survey has been done.**

---



---

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials \_\_\_\_\_

Seller Initials DCSM

PROPERTY LOCATED AT: 52 Post Road, Wells, ME 04090

**SECTION IV. ACCESS TO THE PROPERTY**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?.....  Yes  No  Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: Seller & public record

**SECTION V. FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: N/A

Page 2 of 3 Buyer Initials \_\_\_\_\_

Seller Initials

Initial  
DCSM

PROPERTY LOCATED AT: 52 Post Road, Wells, ME 04090

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

**Property is not within an area of special flood hazard**

Relevant Panel Number: 23031C0588G Year: 2024 (Attach a copy)

Comments: None

Source of Section V information: Seller & public record

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Signed by:  
Darryn C. Stutes - Member 10/21/2024  
Seller Date

**Matt + Britt, LLC**

Seller Date

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



Doc# 2005035408  
Bk 14509 Pg 0860 - 0861  
Received York SS  
06/28/2005 1:57PM  
Debra L. Anderson  
Register of Deeds

**WARRANTY DEED**  
Maine Statutory Short Form

Know all by these Presents, That We, John F. Mahon and Patrick J. Moloney, both of the Town of Ogunquit, in the County of York and State of Maine, whose mailing address is P.O. Box 261, Ogunquit, Maine 03907,

for consideration paid,

Grant to Matt & Britt, LLC. A Maine Limited Liability Company, with a principal place of business in WELLS, MAINE, in the County of York and State of Maine, and with a mailing address of P.O. Box 1723 Wells, Maine 04090

with Warranty Covenants, the land and improvements thereon situated in Wells, in the County of York and State of Maine, described as follows:

See Exhibit A Attached Hereto

WITNESS my hand and seal this 24<sup>th</sup> day of June, 2005.

MAINE R.E. TRANSFER TAX PAID

[Signature]  
Witness

[Signature]  
John E. Mahon

[Signature]  
Witness

[Signature]  
Patrick J. Moloney

State of Maine  
County of York, ss.

June 24, 2005

Then personally appeared the above named John E. Mahon and Patrick J. Moloney and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]  
Notary Public  
Print name: **COURTNEY B. DE ROSA**  
My commission expires: **Notary Public, Maine**  
**My Commission Expires October 24, 2009**

SEAL

Initial  
DCSM

**EXHIBIT A**

A certain tract or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wells, County of York and State of Maine, located on the Northwesterly side of the Lower Post Road, commonly called State Highway No. 1 near Moody Post Office, bounded and described as follows:

Bounded Southwesterly by land now or formerly of Viola Hilton; Northwesterly by land now or formerly of Henry C. Waak; Southeasterly by said State Highway; Northeasterly by land of said Waak, containing one and one-half acres, more or less.

Excepting and reserving, however, from the above described premises a certain lot or parcel of land conveyed by Alice C. G. L. Fitzgerald to Verne L. Johnson by deed dated July 7, 1943 and recorded in the York County Registry of Deeds in Book 1052, Page 210.

Said premises being conveyed SUBJECT TO a 15 foot wide easement in favor of the Wells Sanitary District, said easement being dated November 24, 1976, and recorded in the York County Registry of Deeds in Book 2258, Page 283.

Being the same premises conveyed by deed from Mervyn H. D. Cooper to John F. Mahon and Patrick J. Moloney dated March 13, 2002 and recorded in the York County Registry of Deeds in Book 11464, Page 228.

2p → Jens Bugen  
79 Portland Road  
Kennebunk ME  
04048

**END OF DOCUMENT**

Doc# 2005035416  
Bk 14509 Pg 0905 - 0906  
Received York SS  
06/28/2005 1:57PM  
Debra L. Anderson  
Register of Deeds

PREPARED BY AND RETURN TO:  
David M. Schwartz, Attorney at Law  
P.O. Box 367  
Newmarket, New Hampshire 03857-0367

NOTICE OF REAL ESTATE LEASE  
(Pursuant to M.R.S.A. Title 33 §201)

BY AND BETWEEN

Matt & Britt, LLC

AND

DSE, Inc.

DCS DCS

1. Parties - Names and Addresses

This Lease executed on JUNE 24, 2005 is made and entered into by and between Matt & Britt, LLC of Wells, Maine, hereinafter "Lessor," and DSE, Inc. of Wells, Maine, hereinafter "Lessee."

DCS DCS

2. Description of Leased Premises

Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor certain premises in the Town of Wells, County of York and State of Maine, consisting of land and buildings located at 52 Post Road, Wells, Maine.

3. Term of Lease and Commencement Date

The term of this Lease shall be TWENTY-ONE (21) years with ONE (1) TWENTY-ONE (21) year renewals, beginning JUNE 24, 2005.

DATED: JUNE 24<sup>th</sup>, 2005

LESSOR  
Matt & Britt, LLC

By: Darryn C. Stutes  
Darryn C. Stutes, Managing Member

Witness



STATE OF MAINE  
COUNTY OF YORK

On this 24<sup>th</sup> day of June, 2005, personally appeared the above-named Darryn C. Stutes as Managing Member of Matt & Britt, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and acknowledged that he executed the same for the purposes contained therein on behalf of Matt & Britt, LLC.

Before me,

Jens Peter W. Bergen  
Notary Public

DATED: June 24, 2005

LESSEE  
DSC, Inc.  
DCS/DCS

Jens Peter W. Bergen  
MAINE BAR  
# 3930

By: Darryn C. Stutes  
Darryn C. Stutes, President

[Signature]  
Witness

STATE OF MAINE  
COUNTY OF YORK

On this 24<sup>th</sup> day of June, 2005, personally appeared the above-named Darryn C. Stutes as President of DSC, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and acknowledged that he executed the same for the purposes contained therein on behalf of DSC, Inc.

Before me,

Jens Peter W. Bergen  
Notary Public

MAINE Attorney  
Me. Bar # 3930  
Jens Peter W. Bergen

END OF DOCUMENT

DCS DCS  
DCS DCS  
→ JENS W. BERGEN  
179 Portland Road Kennebunk ME 04043  
2P

**Heat Systems:**

Restaurant Dining Upstairs & Down – Forced Hot Water Baseboard. Mini split upstairs and by the Fireplace downstairs are A/C Only. Mini split on main level closer to entrance is heat & A/C. Also has a gas fireplace in dining area.

Kitchen – No Heat w/Mini split for A/C only

House/Office/Storage – Forced Hot Air on lower level. 2<sup>nd</sup> Floor of house has Electric Baseboard only.