

Prime Mid Coast Multi Use Venue with a View

Income & Rental Analysis

Ideal for Exceptional Indoor and Outdoor Special Events, Weddings, Farmers Markets, Flee Markets, Classic Car Rallies, Craft Show, Food Truck Venue, 125 seat restaurant with full commercial kitchen and separate prep area for rent.

ADA Compliant doors bathrooms and access.

EV Charger for 2 cars. 21+ parking. Ocean Views of Penobscot Bay.



357 West Main Street, Searsport, Maine



BERKSHIRE
HATHAWAY
HOMESERVICES
VERANI REALTY



Purchase price of entire structure and businesses \$1,475,000

www.InvestorsTakeNote.com | Contact Michael Travis 603-303-2599

(Inquire about purchasing the entire complex, restaurant, bakery, office, warehouse and more)

Rio's Restaurant

\$5,500 / month plus utilities.

Indoor and Outdoor space to be rented for special events
or continue as the award winning Rio's Restaurant with all
fixtures, furnishings and branding included and so much more.

Fully functional restaurant and bar

Kitchen & Bar 727sf

Restaurant bar Area 439sf

Main dining room 1006sf

Storage area in lower level. 705sf

Prep area in lower level 204sf

Total Rios Restaurant 3081sf

Seating for 100 Plus outdoor seating for an additional 25

ADA Compliant restrooms

Large 21+ car Parking Area

Over 320 ft of main road frontage

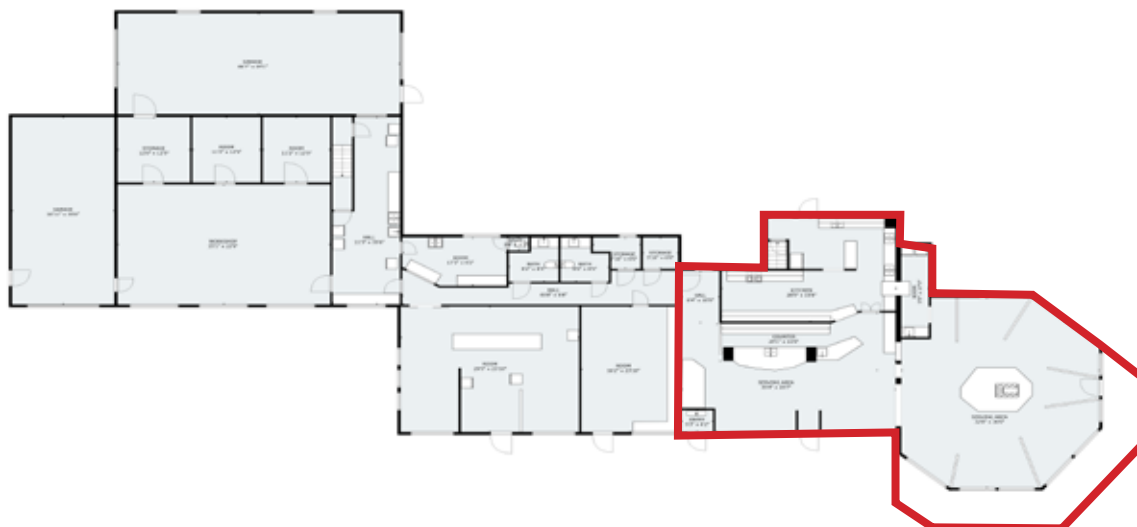
2.85 Acres

Ocean Views of Penobscot Bay

2 Car EV Charging Station

<https://www.facebook.com/riospikedcafe/>

<https://tinyurl.com/3t436v53>



Use of space for 357 West Main Street, Searsport ME with rental income options



Amandine's Bakery and Gift Shop

Existing Business, Rental Income: \$3,000/month plus utilities

www.amandinebakery.com

332sf. with central entry, Bakery displays and retail shelving

Indoor and Outdoor seating

Storefront windows

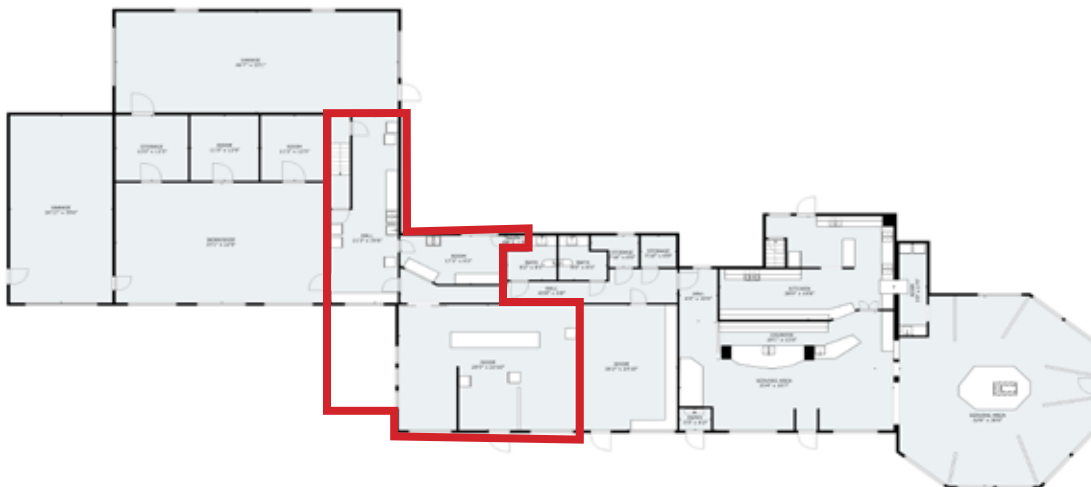
Parking Lot Entrance

Separate kitchen and storage

Bakery Prep Room

Common hall for restrooms and to restaurant

Business, branding, website and fixtures is for sale included in total purchase price



Use of space for 357 West Main Street, Searsport ME with rental income options



First Floor Retail Space

385sf | \$1,100 / month

Storefront windows

Parking Lot Entrance Floor Entrance

Common hall for restrooms and to restaurant and Bakery



2nd floor office

320sf | \$700/Month plus utilities (optional)

Access through Common hall

Highest and best use as office for bakery, restaurant or retail space



Use of space for 357 West Main Street, Searsport ME with rental income options



SureTech. Existing Business Rental Income \$4000/month

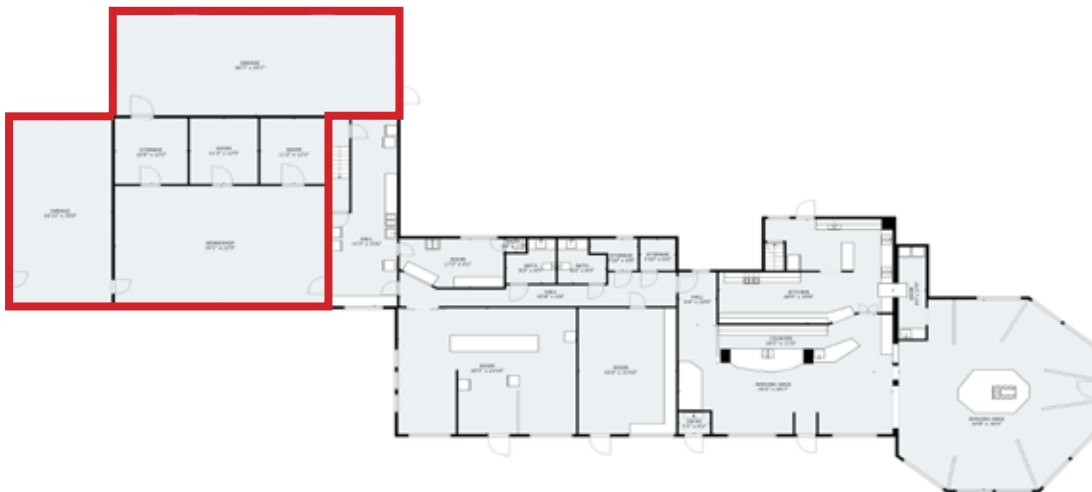
Garage 600sf

Work space 800sf plus 3 149sf offices

Warehouse 891 sf

Total Space 2,738 sf

Business not for sale

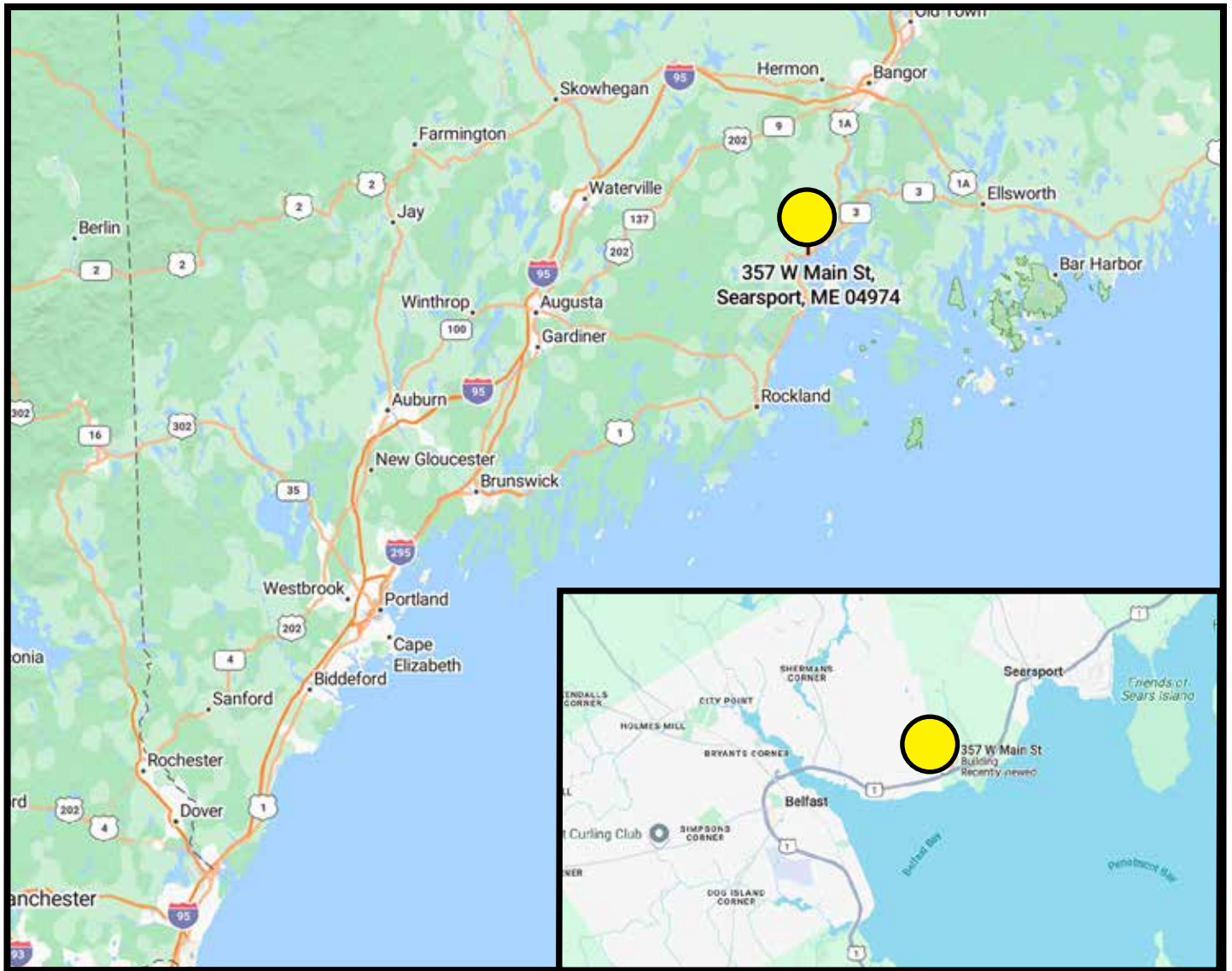


30 x 40 Quonset Garage Currently used to store maintenance equipment and supplies for the property. Not to be sold or rented separately

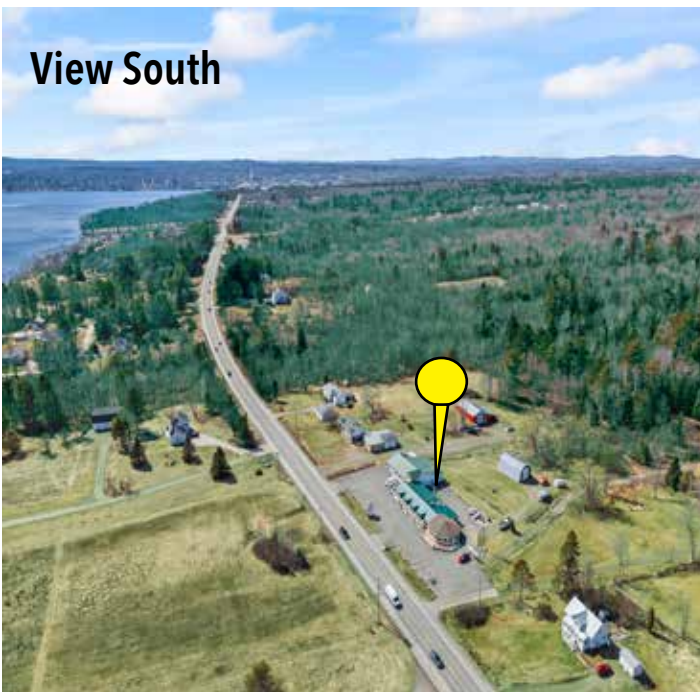
Two-Car EV Charging Station, Can generate income for owner of building and/or as an added benefit for customers

Significant road frontage and Parking for a minimum of 32 spaces
Ideal space for events, farmers markets, food truck venues, small fairs, flea markets etc. 2.85 acres of land allows for expansion of potential workforce housing, small rental cabins etc.





View South



View North



PLACES TO STAY



Passy Rail Trail
4.7/5 (42) · Hiking area
Front St, Belfast, ME 04915



Mosman Park
4.2/5 (14) · Park
Howard St, Seaport, ME 04974



The Williamson House Historical Landmark
Historical landmark
44 High St, Belfast, ME



Sears Island
4.4/5 (41) · Historical landmark
PO Box 348, Seaport, ME 04974
(855) 430-2882



Parent Fine Art
4.7/5 (12) · Art gallery
92 Main St, Belfast, ME 04915
Open · Closes 5 PM
(207) 338-1553



Belfast & Moosehead Lake Railroad Museum
4.2/5 (193) · Museum
13 Oak Hill Rd, Belfast, ME 04915-7325
Open · Closes 3 PM
(207) 315-9410



Aurora Botanicals Maine
Botanical garden
18 Spring St, Belfast, ME 04915
Open · Closes 2 PM
(207) 347-9211



Public Shore Access-Stephen King
Park
2-8 Stephenson Lane, Belfast, ME



Belfast Dog Park
4.5/5 (7) · Dog park
125 Lincolnville Ave, Belfast, ME 04915
(207) 338-3370



Wales Park
Park
10 Lincolnville Ave, Belfast, ME 04915



OBSERVATORY
Art gallery
15th High St Ste 101, Belfast, ME



Seaport Shores Ocean Campground
4.3/5 (149) · Campground
216 W Main St, Seaport, ME 04974
(207) 548-6099



Moorings Campground
5/5 (5) · Campground
191 Seaport Ave, Belfast, ME 04915-7103
(207) 338-6888



Moorings II Campground
Campground
250 W Main St, Seaport, ME
(207) 338-6998



Northport Campground
3.3/5 (9) · Campground
14 Chelsea Ln, Northport, ME 04849
(207) 338-2077



Bucksport / Fort Knox KOA Holiday
4.2/5 (227) · Campground
32 Leacher Point Rd, Orono, ME 04472
(207) 489-7739



Balsam Cove Campground
4.5/5 (77) · Campground
296 Back Ridge Rd, Orono, ME 04472
(207) 489-7771



Wanderin Moose Campground
5/5 (5) · Campground
69 Leisure Way, Orono, ME 04472
(207) 489-8131



Hiram Blake Camp
4.5/5 (31) · Hotel
220 West Cove Rd, Harborside, ME 04842
Open · Closes 5 PM
(207) 326-4991



Camp Neofa
Campground
210 N Thuring Park Rd, Monville, ME 04941
(207) 568-4133



Camp Winnieaugwamauk
Campground
19 Winnieaugwamauk Rd, Brooksville, ME 04817-3785
(207) 326-4418



Sennebec Lake Campground
4.5/5 (17) · Campground
100 Lodge Ln, Appleton, ME 04963
(207) 785-4290



Harborside RV Resort
5/5 (4) · Resort
5 Harborside Way, Stockton Springs, ME 04881
(207) 557-8013



Steamboat Landing Park
4.3/5 (34) · Park
Park · 34 Commercial St
Open now
"There's even a yoga class out there summer mornings."



Hills to Sea Trail - Belfast Trail Head
4.8/5 (36) · Tourist attraction
Back to top



Friends of Sears Island
4.7/5 (326) · Tourist attraction
Sears Island Rd
Open now
"Must visit for anyone looking for a little fun on a weekday."



Castine Touring Company
4.9/5 (13) · Tourist attraction
Main Street at Town Dock, 43 Main St #706
Open · Closes 5 PM
"This was a fun way to spend the afternoon!"



Broadway Park
4.4/5 (529) · Tourist attraction
Open · Closes 10 PM



Penobscot Narrows Bridge
4.8/5 (363) · Bridge
U.S. Rte 1
World's tallest public bridge overlook
Open 24 hours



Fort Point State Park
4.5/5 (230) · Tourist attraction
207 Lighthouse Rd
Open · Closes 8:30 PM
"The Fort Point Light is a private residence."



Bucksport Historical Society
4.5/5 (21) · Tourist attraction
92 Main St
Open · Closes 1 PM
"The volunteers are so knowledgeable, you'll learn something new every time."



Castine Historical Society
4.8/5 (28) · Tourist attraction
17 School St
Open · Closes 4 PM
"Super charming little one room history/art museum."



Waterfall Arts
4.7/5 (23) · Tourist attraction
256 High St
Community art classes & open studios
Open · Closes 3 PM
"Waterfall Arts was the highlight of our trip to Maine."



Penobscot Marine Museum
4.4/5 (148) · Tourist attraction
40 E Main St
Open · Closes 5 PM
"There are many interactive exhibits for kids of all ages."



Fort Knox and Penobscot Narrows Observatory
4.8/5 (3,074) · Tourist attraction
740 Ft Knox Rd
with a modern observation tower
in · Closes 6 PM
No services



Moose Point State Park
4.6/5 (524) · Tourist attraction
310 W Main St
Coastal expanse with tide pools & trails
Open · Closes 7:30 PM
"Easy access to water for play and exploration."



Maine Discovery Museum
4.4/5 (625) · Tourist attraction
74 Main St
Children's center for science & the arts
Open · Closes 5 PM
Onsite services



Belfast Historical Society and Museum
4.8/5 (13) · Tourist attraction
10 Market St
Open · Closes 4 PM
"Worth a detour!"



Cole Land Transportation Museum
4.8/5 (602) · Tourist attraction
Open



Bangor Waterfront
4.6/5 (68) · Park
Front St
Open now
"Clean, dog-friendly, with sculptures along the way."



Greenbie Natural Area - Blue Hill Heritage Trust
5.0/5 (1) · Hiking area
314-346 ME-166



Cabin w/ Fire Pit & Sauna - 45min to Acadia NP 3
5.0/5 (200) · Cabin
Sleeps 3 + 1 bedroom + 1 bed
\$200



Belfast Armistice Bridge
4.8/5 (237) · Bridge
6 Footbridge Rd
Open 24 hours
"Granite benches to sit, relax and/or chat."



Turtle Head Preserve
4.6/5 (14) · Hiking area
Turtle Head Rd
"Loved all the island, but there are special places."



Upper Bridge Station
4.6/5 (45) · Hiking area
1 City Point Rd
Open now
"If you take a walk, jog or bike on the Belfast rail trail."



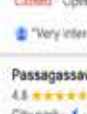
Island Heritage Trust
5.0/5 (9) · Non-profit organization
430 Sunset Rd
Closed · Opens 10 AM Mon
"They saved lily pond for the public to enjoy."



Good Life Center
4.9/5 (20) · Tourist attraction
372 Harborside Rd
Closed · Opens 1 PM
Back to top
"Very interesting"



Passagawakesog Rail Trail
4.8/5 (13) · City park
City Point Rd
Open 24 hours
"We started from the footbridge that crosses the river."



Brewer Riverwalk
4.7/5 (250) · Park
2 Penobscot St
Open · Closes 12 AM
"You can also hear the concert venue across the river on show nights."



Penobscot Narrows Bridge Observatory
4.9/5 (424) · Observatory
740 Ft Knox Rd
Open · Closes 6 PM
Onsite services



The Stephen & Tabitha King Foundation
4.7/5 (2,013) · Foundation
47 W Broadway
Private home of a renowned horror writer



Pumpkin Island Lighthouse
4.8/5 (10) · Tourist attraction
Eggenoggin Rd
"It was very pretty"



Sandy Point Beach
4.6/5 (506) · Tourist attraction
Open · Closes 10 PM
"Swimming, walking, picture taking and artist skills Painting and drawing"

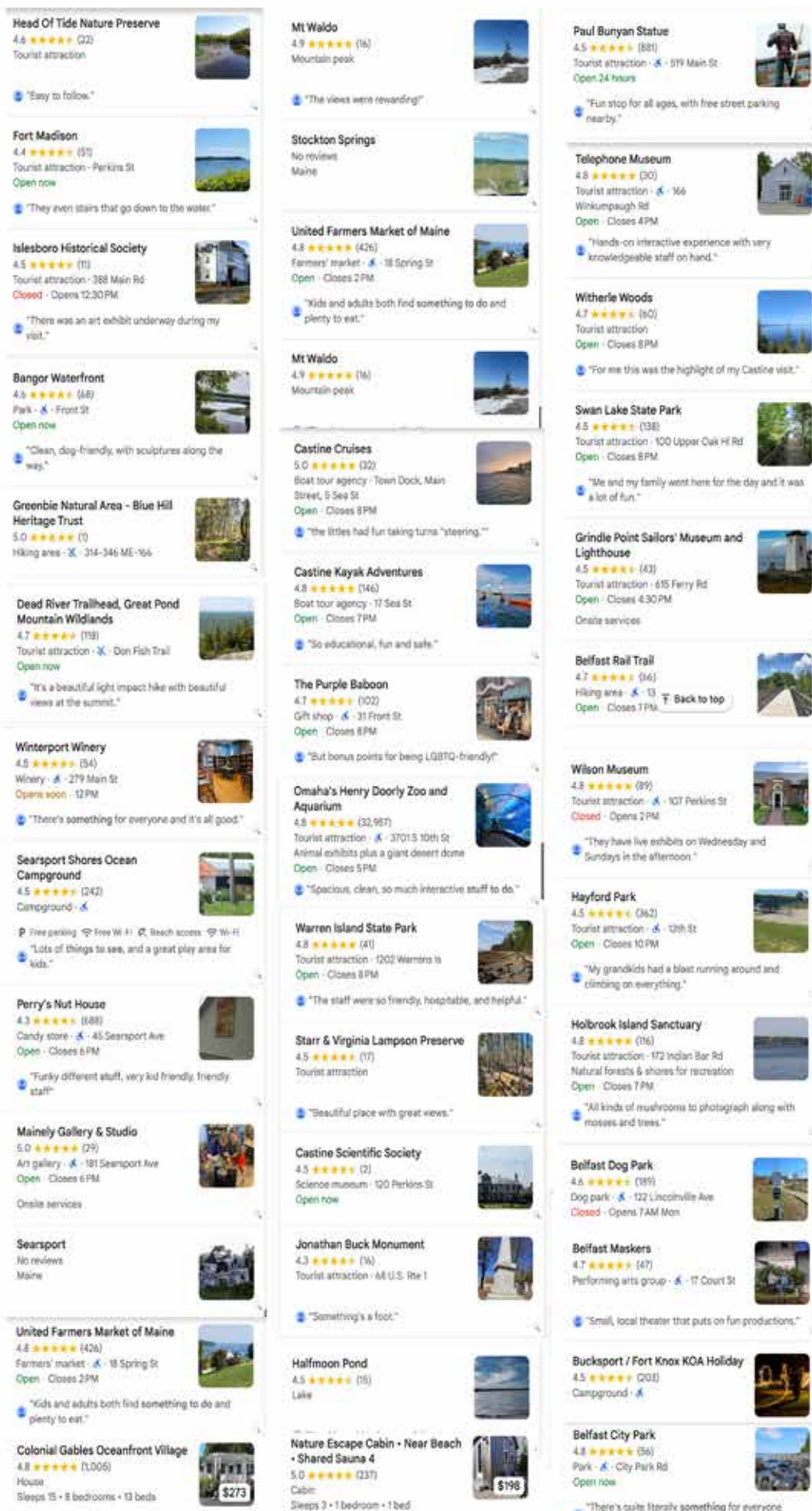


Deer Isle Bridge
4.8/5 (50) · Bridge
Open 24 hours



Heritage Park
4.6/5 (352) · Tourist attraction
25 Front St
Waterfront park with seasonal events
Closed · Opens 7 AM Mon
Onsite services

TO GO TO



357 West Main Street, Searsport, Maine offers a variety of commerce opportunities that capitalize on its coastal location, rich history, and community-oriented atmosphere. This is a perfect location to capitalize on what is available nearby.

Event Planning and Venue Services: With its picturesque settings, this location is ideal to support event venue utilizing the restaurant and bakery services. Its large parking area, 2.8 acres of available land, very visible and over 300 ft of busy road frontage on the main connecting mid coast line between Belfast and Searsport with Penobscot Bay views is perfect for hosting weddings and other specialty events.

Farmers Market and Local Produce A farmers market or co-op that sells locally grown produce and products can support local agriculture and provide residents and visitors with fresh food options. This could include seasonal vendors and community-supported agriculture (CSA) programs

• **Retail and Local Crafts**:** Searsport has a vibrant arts and crafts community. Retail shops selling local artisan goods, handmade crafts, and specialty foods can attract both residents and visitors.

• **Tourism and Hospitality Nearby** Given its scenic beauty and proximity to Penobscot Bay and nearby attractions opportunities exist for visitors at the many bed-and-breakfasts, motels, vacation rentals, and campgrounds. Seasonal attractions can draw tourists for fishing, boating, and outdoor activities.

• **Outdoor Recreation and Equipment Rentals** Given its access to water and nature, businesses that offer outdoor equipment rentals for kayaking, paddleboarding, hiking, and camping can cater to both tourists and locals looking to explore the natural beauty of the area.

By tapping into these opportunities, entrepreneurs can contribute to the local economy while enhancing the community's appeal to residents and visitors alike at 357 West Main St., Searsport, Maine 04974



357 West Main Street, Searsport, Maine 04974

Actual and Proforma Rental Income

Rio's Restaurant and Lounge, | Potential for Restaurant \$5,500/month

Amandine's Bakery and Gift Shop | \$3,000/month

SureTech \$4000/month plus utilities

First Floor Retail Space | \$1,100/month

Second Floor Office Space with Penobscot Bay View | \$700/month



Many Rental Options available, Purchase price of entire complex and businesses \$1,475,000

Represented by Michael Travis, Berkshire Hathaway Verani Realty - Commercial Division

www.InvestorsTakeNote.com | michael.travis@verani.com | 603-303-2599