



WATER'S EDGE RESTAURANT

306 Eddy Road Unit 1, Edgecomb, Maine

A rare opportunity to acquire a unique landmark waterfront restaurant and event venue in the heart of Mid-Coast Maine bordering a beautiful tidal river. The restaurant was remodeled in 2019 and 2022, featuring an updated interior and comfortable, casual dining areas with high-end furnishings. The restaurant's multiple dining areas provide guests with stunning views of picturesque sunsets glistening on the Sheepscot River for an exceptional dining experience.

The operation benefits from the adjoining lodging resort property popular with travelers and visitors. The restaurant is experiencing a resurgence in popularity with visitors and local patrons. The restaurant includes the real estate as a condominium, part of the adjacent Sheepscot Harbor Village Resort. The prime location provides convenient access to nearby Boothbay Harbor, a mere 15-minute drive away.

Property Features:

- Ample seating: 120+ seats on the first floor, and additional capacity on the second floor & rooftop deck
- Fully equipped commercial kitchen
- Attractive second-floor banquet and event facility for 90 patrons suitable for weddings, corporate events, and other events
- Stage and sound system for live music and entrainment
- Spacious basement with multiple storage rooms, office, and restroom
- Rooftop deck with striking 270° water views overlooking Sheepscot River and Cod Cove Bay

Property Highlights:

- High visibility from US Route 1; 17,850+ average daily traffic count
- Recently refurbished dining rooms with revitalized clientele offers growth potential
- Classified as a mixed-use property - opportunity for varied uses, including residential - Opportunity to turn second floor into two condos
- Ability to capitalize on exceptional location, amenities, and growing patronage
- Ideal location for gatherings and events
- Restaurant's proximity to the nearby resort attracts an on-campus captive audience

EXCLUSIVELY LISTED AT:

\$995,000



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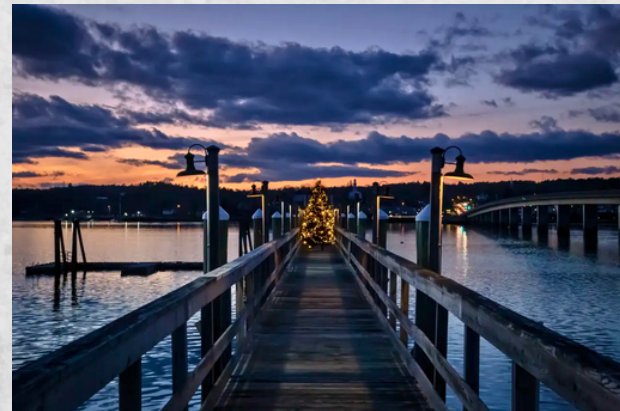
Two Monument Square, Suite 804

Portland, ME 04101

info@daigleproperties.com

PROPERTY DATA

Location:	306 Eddy Road, Unit #1, Edgecomb, Maine
Year Built:	1988
Years Renovated:	2019 and 2022
Use:	Restaurant and Function Facility
Square Footage:	6,275+/- SF
Acreage:	9.3 Acres (entire condo division, not building)
Utilities:	Electric—Circuit Breakers
Serwer/Water:	Public/Public
Water Heater:	Propane
HVAC:	Propane heat pumps (Mini-Splits)
Basement:	Partial; Finished
Exterior:	Clapboard
Roof:	Shingle; rooftop deck
Parking:	Ample On-site parking
Zoning:	Edgecomb Gateway District and Shoreland Overlay
Taxes:	\$8,383.64 (2021)
Book and Page:	Lincoln County Registry of Deeds, Book 5221, Page 183
Listing Broker:	Roger A. Daigle



PROPERTY PHOTOS



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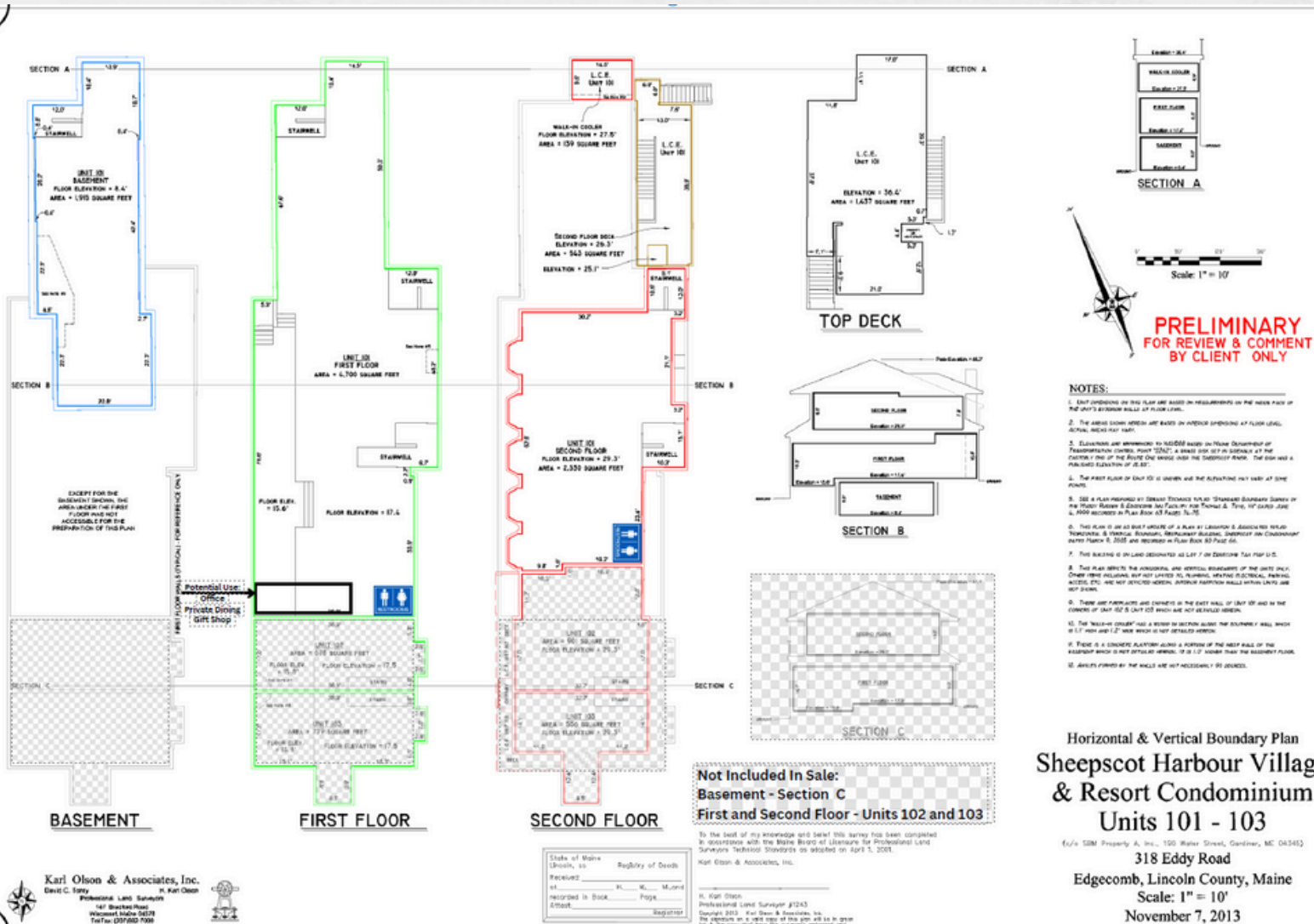
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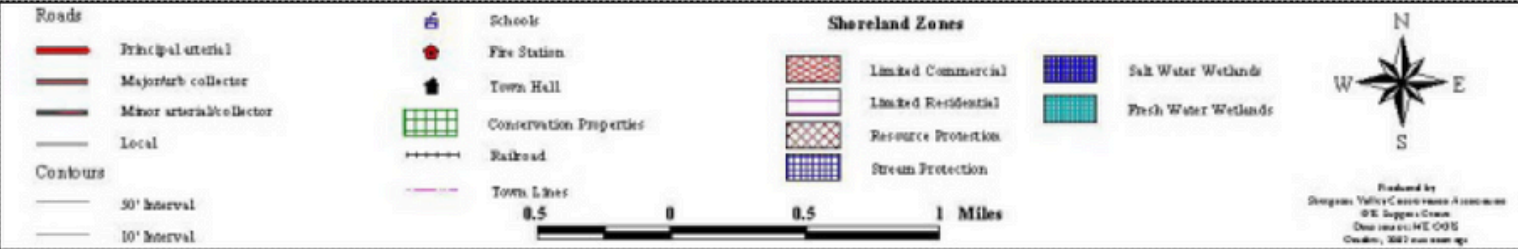
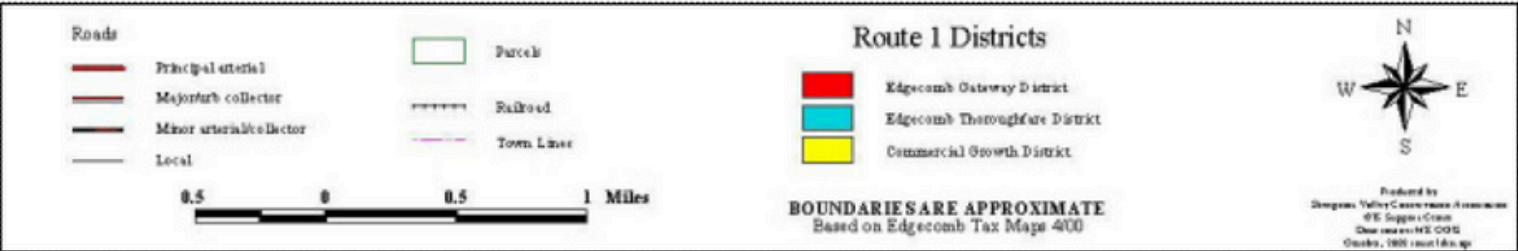
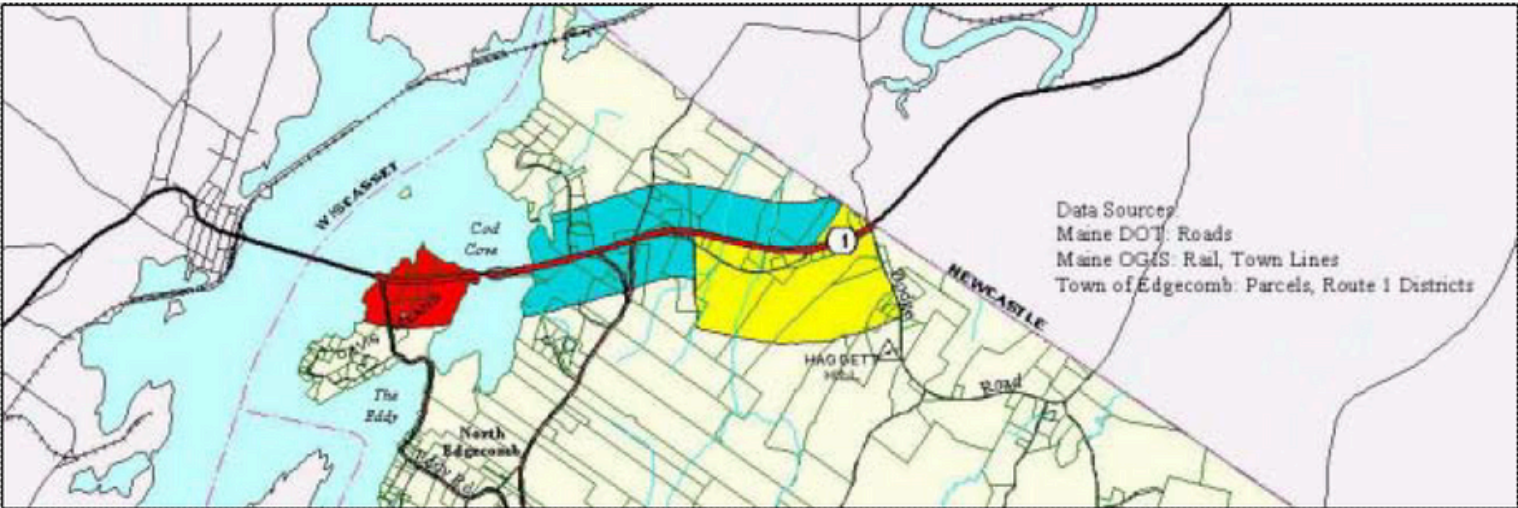
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FLOOR PLAN



ZONING AND SHORELAND MAPS



ABOUT EDGECOMB/WISCASSET



Wiscasset and Edgecomb are delightful, small vacation towns seated in Maine's Mid-Coast region, home to village inns, restaurants, and a variety of shops. These towns attract tourists for their reign of historical architecture, including Castle Tucker, the Lincoln County Museum and Jail, and Fort Edgecomb.

Wiscasset and Edgecomb are also popular antiquing spots. Wiscasset is your corridor to Boothbay and the outlying Five Islands. As you pass through downtown Wiscasset, you will see why it is called "the prettiest village in Maine." Wiscasset is also home to the famous Red's Eats with its beloved lobster rolls that folks line up for around the block, fortunately they have a lovely view of the Sheepscot River while they wait. Wiscasset is home to an old-fashioned country store and Maine Heritage Village.

Edgecomb is an artist's inspiration; this Maine town is full of pottery sheds and galleries – local Maine artists selling their handcrafted wares. Lodging in Wiscasset or Edgecomb along the Sheepscot River provides easy access for day trips along Route 1 up to Boothbay Harbor, Camden, Rockport, and Rockland, and down to Freeport.



AGENCY DISCLOSURES AND CONTACT INFORMATION



Daigle Commercial Group is an agent of the seller for the potential sale of this property and, as such, has a fiduciary responsibility to represent the sellers' best interests. The information contained herein and in any supplemental documents furnished by the Seller was collected with every effort to provide accurate information. However, the brokers involved are not responsible for misstatements of facts, errors, omissions, prior sales, changes in price, or withdrawals without notice.

**Listed Exclusively
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