

BOOTHBAY HARBOR CAFE

54 Commercial Street • Boothbay Harbor • 04538



\$795,000

This well-established café is located in the heart of Boothbay Harbor. This harborside setting has high foot traffic and spectacular waterfront setting. The establishment offers dining on the waterside porch overlooking the harbor, inside dining, or patio dining. Historically a breakfast and lunch business there is opportunity for growth and additional revenue. Currently operated seasonally, the business has a loyal following with local and summer visitors. A turn-key business in a beautiful seaside setting.



Tindal & Callahan Real Estate

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Price:	\$795,000	Taxes:	\$4,774.83 (23-24)	Style:	New Englander
GLAAG:	700 sq. ft. +/- (Public Record)	Lot Size:	0.08 Acres +/-	Flood Zone:	Yes, AE Zone
Tax Map:	15	Lot #:	12	Zoning:	Downtown Business A; Shoreland
Waterfront/Water View/Access:	27' +/- on Boothbay Harbor				

Age:	1941 +/- (Renovated in 1997 +/-)	Siding:	Vinyl Clapboard
Foundation:	Posts	Water Supply:	Public
Basement:	N/A	Heating System:	Rinnai, Propane
Sewer:	Public	Hot Water:	Electric (in Attic)
Garage:	N/A	Other Buildings:	N/A
Attic:	Yes, Storage Area with Pull Down Stairs	Floors:	Wood and Commercial Grade Vinyl
Fireplace:	N/A	Deck:	Yes, See Below
Woodstove:	N/A	Porch:	N/A
Association Fees:	N/A	Furnishings:	Equipment Will Convey

*Personal Property Tax is \$128.88/Year

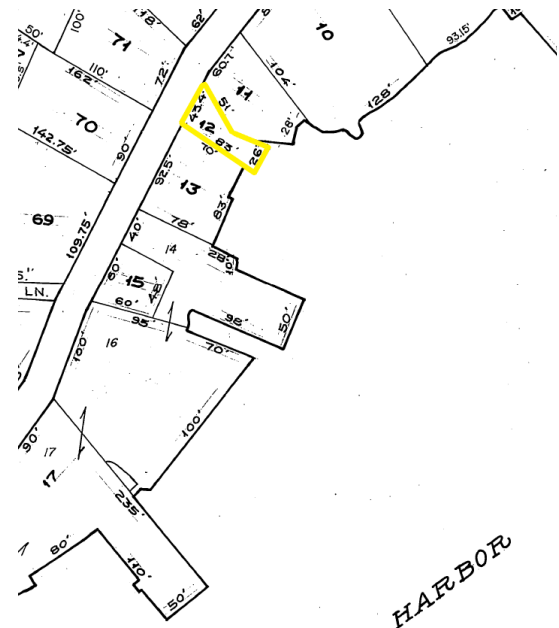
Kitchen: | **20' x 19'9"** - commercial kitchen with 6-burner stove top with oven below, 36" flat top grill, commercial hood, salamander, stainless sinks, dishwasher, 2 Pepsi reach-in coolers, espresso maker from Carrabassett Coffee, 6' x 6' walk-in cooler, and commercial grade vinyl tile flooring. All equipment conveys.

Dining Room: | **20' x 13'** - licensed for 40 seats with cathedral ceiling, water views, and wood flooring.

Deck: | **6' x 27' + 5' x 15'** - licensed for 20 seats with covered awning overlooking the harbor. Additional outdoor dining along Commercial Street.

Baths: 2 | With sink vanity and vinyl tile flooring

Laundry: | Stack washer/dryer



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The information presented above is gathered from personal observation and interview with owner(s). Although believed to be accurate, this agency cannot and does not guarantee the accuracy. Prospective buyers are encouraged to seek clarification or additional information regarding any questions. 9/13/2023