



SWAN AGENCY

PROUDLY INTRODUCES

ARBORVINE RESTAURANT + DEEP WATER BREWING



IN THE HEART OF BLUE HILL, MAINE
OFFERED AT \$1,950,000



Arborvine opened its doors in 2000 with a simple purpose . . . to provide diners with the freshest, locally sourced foods available. Today, that tradition continues as the network of local farms, fisherman and foragers who supply Arborvine is as strong as ever. Whatever the season, it is this connection to the local harvest and the people behind it that has enabled Arborvine to fulfill that purpose now and into the future.

Farm-to-table is in full effect in the heart of Blue Hill. In the kitchen you'll see the pans of roast duck and a massive hen of the woods mushroom ready to be prepped for the night's risotto. The setting is a sunny, window-lined kitchen with easy access to the herb garden and the solar-powered craft brewery, DeepWater Brewing Company, out back.

The menu is created with Horsepower Farm carrots and apples, Carding Brook Farm mesclun (grown in Brooklin), and mussels, scallops, and clams from Blue Hill Bay. Every dish is gorgeously plated and served up at fireside tables in the front rooms of the white colonial that has an arbor vine growing in a green arch over the front door.



And now, this staple in the community and beyond can be yours.

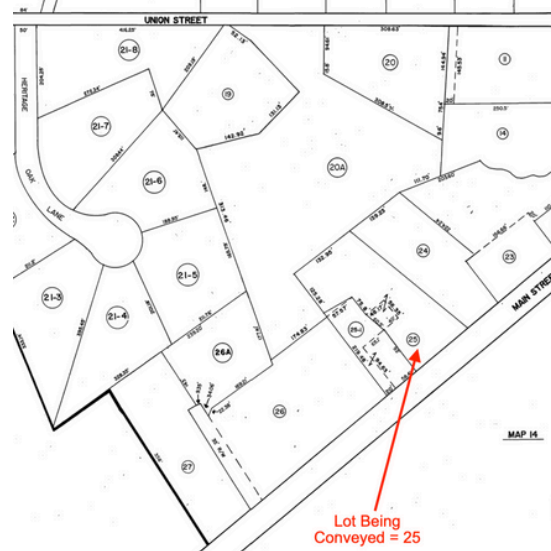


THE ARBORVINE KITCHEN



GENERAL PROPERTY DATA

- Map 012 Lot 025, 1.22 acres
- Lot 025 is 33 Tenney Hill and is 1.22 acres and location of the restaurant, brew pub and brewery building
- Original Colonial built in 1832. The rest of the building was built in 1998-1999
- Square footages: Arborvine/Pub building 6,592sf plus 720sf of basement storage for a total of 7312sf of usable space; Brewery building 1820sf
- 2022 Real Estate Taxes \$12,632
- Book 2812, Page 273 and Book 5210, Page 20, Hancock County Registry of Deeds
- 2nd floor owner/manager's apartment w/2 bedrooms, 1 bath, kitchen and living room
- Large glass solarium with cover for outdoor patio dining for Arborvine and Deep Water Brew Pub guests
- Heat: radiant floor throughout under the ceramic and marble floors; baseboard; and fuel is oil (two 225 gal tanks) and propane (500 gal tank)
- Basement: full headroom, unfinished stone cellar with sump pump in the old section. This area serves as unfinished, walkout, bulkhead, crawl space. This is an important back of the house area for wine, liquor, and beverage storage, laundry, ice making and sundries storage
- Foundation: stone and poured concrete
- Private well, town sewer
- 3 heat pumps (for both heat and air)
- Hot water: oil fired, from the heating system
- Flooring: hardwood, ceramic, porcelain, granite, marble, and some original wide plank Pumpkin Pine softwood)
- Exterior: wood and shingle siding and glass solarium
- Roofing: fiberglass shingles
- 40 parking spaces on site, gravel lot
- Storage shed
- Fire Life Safety: wet sprinkler system
- ADA accessible



ARBORVINE

- Arborvine building has four areas for dining and can seat 65 indoors, and a total of 16 in the courtyard
- Arborvine has a very large and spotless commercial kitchen with 10 burner gas range, salamander, large walk in cooler, large wine refrigerator, large dish station, disposal, ice machine, espresso machine, and more (complete list of equipment available)
- Arborvine and the Pub share an 8'x16' walk-in
- There are 9 dedicated chest freezers for Arborvine and the Pub
- 4 fireplaces in the restaurant, 2 are gas
- Two public restrooms
- Attractive and spacious service bar
- Separate POS
- Radiant flooring: ceramic and wood (the original front of the house is wide Pumpkin Pine)



DEEP WATER BREW PUB

- Deep Water Brew Pub can seat 50 at tables and 8 at the bar , plus 20 in the courtyard
- Deep Water Brew Pub has a separate kitchen with 6 burner gas range, salamander, grill station and fry station
- Arborvine and the Pub share an 8'x16' walk-in
- One public restroom
- Separate POS
- Radiant flooring: granite in the bar room, and brick in the back dining room (sun room)



MANAGER'S OR OWNER'S APARTMENT

Above the Arborvine dining rooms is a spacious two bedroom, 2 bath apartment with office, living room, eat in kitchen and storage area. This is perfect for owners or staff. Alternatively, it could be easily converted to a rental.





Deep Water Brewing Co. is Arborvine's very own five barrel microbrewery, with state of the art equipment and a gorgeous tasting room in a beautiful 200 year old former horse barn that was fully renovated in 2012. The barn was torn down to its frame and rebuilt with a new foundation, and everything else from there on up. This beautiful example of post and beam architecture is a historic building that has been repurposed to provide a new function in the modern world, and it does so while incorporating modern utility systems while keeping its historic integrity. At Deep Water they personally handcraft each and every beer from the best ingredients available. Historically they have served their beers exclusively at the Arborvine and the Deep Water Brew Pub. Being small has allowed them to experiment and brew a number of styles to rotate throughout the year. A buyer could continue with this tradition, or take the brewing to the next level. The pub has its own kitchen, separate from Arborvine.



PROPERTY DATA - THE BREWERY BUILDING

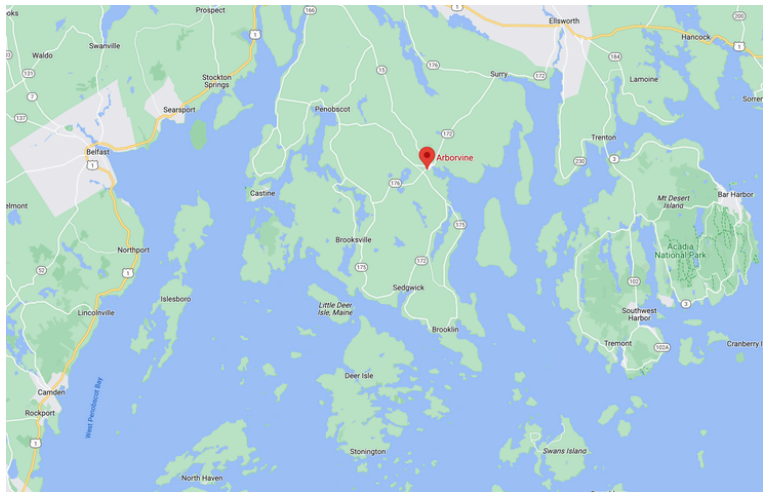
- The Brewery is Map 012 Lot 025 and the address is 33 Tenney Hill
- Style: Post and Beam (was a 200 year old horse barn) but fully renovated in 2012
- Total square footage: 1,210 on the first floor plus a spacious 2nd floor mezzanine with an office, storage, and open space for seating, tasting tables, it's up to your imagination
- 6 onsite parking spaces, gravel parking lot
- Solar panels on the barn for electricity
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- Hot water: propane fueled, on demand
- Heat: propane (500 gal) and solar; multi-zone; radiant
- Private well, town sewer
- Exterior: clapboard, wood and cedar shingle siding
- Roof: fiberglass shingles
- Foundation: poured concrete, slab, frost wall
- Wifi
- Storage shed - 200sf
- Kitchen: Frigidaire cooktop, dishwasher, beer refrigerator with taps, walk-in cooler, Corian solid surface countertops
- 6'x12' walk-in cooler in the brewery



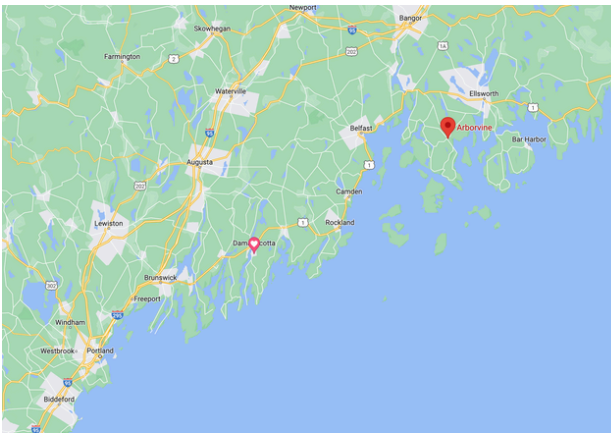


ARBORVINE IS LOCATED:

- 4.25 hours from Boston
- 2.5 hours from Portland
- 1 hour from Camden
- 50 minutes from Bar Harbor
- 50 minutes from Bangor
- 45 minutes from Belfast
- 30 minutes from Stonington
- 25 minutes from Deer Isle
- 20 minutes from Ellsworth



Blue Hill's location is ideal for visitors from Bar Harbor and Mount Desert Island, Stonington, Deer Isle, Ellsworth, Bangor, and all of the quaint coastal towns dotting Route 1 headed South: Searsport, Belfast, Lincolnville, Camden and Rockland. The restaurant is a destination within the destination of Blue Hill. And food and microbrewery tourism is very strong.



This is a wonderful opportunity to own a fantastic family owned business that has been in continuous operation for 23 years, enjoy a wonderful lifestyle, while living in one of the most beautiful spots in Maine! For anyone looking to get into the micro-brewing business, the industry is constantly growing and has become not just a serious business, but a tourism-centric business. And Maine remains a hot destination for tourism.



THIS FINE PROPERTY AND TURNKEY BUSINESS
IS LISTED FOR \$1,950,000

ADDITIONAL INFORMATION AVAILABLE:

DEEDS

REAL ESTATE TAX BILLS

ADDITIONAL PHOTOS

DEPRECIATION SCHEDULE

SELLER'S PROPERTY DISCLOSURES

For more information or to schedule a showing contact Dana Moos
207.266.5604 dana.moos@swanagency.com

FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER WITH
SIGNED NON-DISCLOSURE AGREEMENT