

# FOR SALE • INVESTMENT OPPORTUNITY

9 & 10 Tranquility Lane • Eustis, ME



## LAKEFRONT LODGE WITH TURKEY RESTAURANT | NEAR SUGARLOAF

- 2.8± Acre lakefront parcel on Flagstaff Lake with 626'± lake frontage.
- Recently renovated lodge in 2023 with 6-7 guest rooms and private baths that are fully furnished. New septic system.
- Ideal opportunity for investors, owner-users or hospitality groups.
- First-floor restaurant & bar space with a seating capacity of 88 people. Commercial kitchen including equipment.
- Dock access, paddle/canoe amenities, fire pit and event lawn.
- Established year-round customer base: hikers, skiers, anglers, wedding/event guests.
- Features a 20 slip Marina and 2 float plane docks.

**SALE PRICE: ~~\$1,950,000~~ \$1,650,000**



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# PROPERTY SUMMARY

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### OVERVIEW

Located on the peaceful shores of Flagstaff Lake in Eustis, Maine, Flagstaff Landing is a boutique, four-season lodge combining rustic charm with modern comfort. This beautifully converted barn features ten private guest suites, scenic common areas, and direct access to the lake, dock, and outdoor fire pit. There is a restaurant space and commercial kitchen located on the premises as well.

The property is zoned for hospitality, which allows expansion for additional lodging, cabins, or glamping. Just 10 miles from Sugarloaf and surrounded by thousands of acres of recreational land, this property is uniquely positioned.

### EUSTIS

Eustis is a historic and charming small town in Maine. Eustis ranges from mountains to lakes, with hiking, skiing, biking, swimming, boating, fishing and much more. Beautiful in all four seasons and caters to a wide variety of people. This quaint lakeside town is a dream for outdoor enthusiasts.



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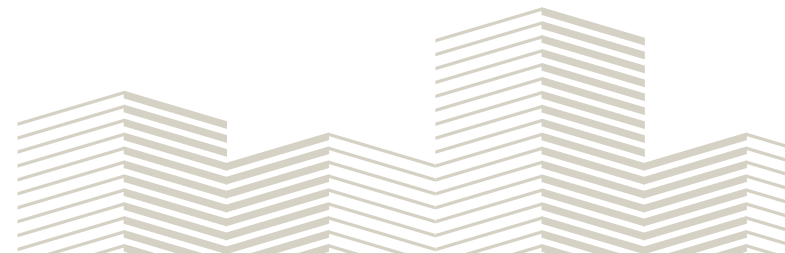
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### Site Info

<b>OWNER:</b>	Jbd Holdings LLC
<b>DEED:</b>	Book 4441, Page 149
<b>ASSESSOR:</b>	Map U8, Block 10, Lot 10A
<b>LOT SIZE:</b>	2.8± AC
<b>SIGNAGE:</b>	On building
<b>PARKING:</b>	Ample on-site
<b>FRONTAGE:</b>	469'± on ME-27 626'± on Flagstaff lake
<b>ZONING:</b>	Shoreland/commercial
<b>PROPERTY TAXES:</b>	\$4,404

### Building Info

<b>BUILDING SIZE:</b>	5,200± SF
<b>YEAR BUILT:</b>	1800
<b>CONSTRUCTION:</b>	Wood frame
<b>ROOF:</b>	Membrane; Shingle
<b>SIDING:</b>	Wood siding
<b>FLOORING:</b>	Carpet, concrete, laminate, tile, vinyl & wood
<b>ELECTRICITY:</b>	Circuit breakers
<b>HVAC:</b>	Heat pump
<b>UTILITIES:</b>	Municipal water/sewer
<b>KITCHEN:</b>	Commercial kitchen
<b>RESTROOM:</b>	2 on first floor & 7 on second floor
<b>SPRINKLER:</b>	Yes



# RESTAURANT PHOTOS

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# TRANQUILITY LODGE GUEST ROOM PHOTOS

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# TRANQUILITY LODGE GUEST ROOM BREAKDOWN

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### 1. Hummingbird Garden

- 1st floor location
- Handicap accessible with private entrance
- King bed
- Private bathroom with shower
- 280 sq. ft.
- Exposed wood floors, painted walls & ceiling, exposed wood beam

### 2. Mooselook Lake

- 2nd floor location
- Queen bed
- Private bathroom with shower
- 168 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams

### 3. Tranquility Barn

- 2 floor location
- 1 double bed
- Private bathroom with shower
- 168 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams

### 4. Colonel Bigelow

- 2nd floor location
- Full size bed & 1 twin
- Private bathroom with shower
- 241 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams
- Corner room with views

### 5. Flagstaff Village

- 2nd floor location
- 1 king & 1 twin
- Private bathroom with shower
- 228 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams
- Corner room with lake views

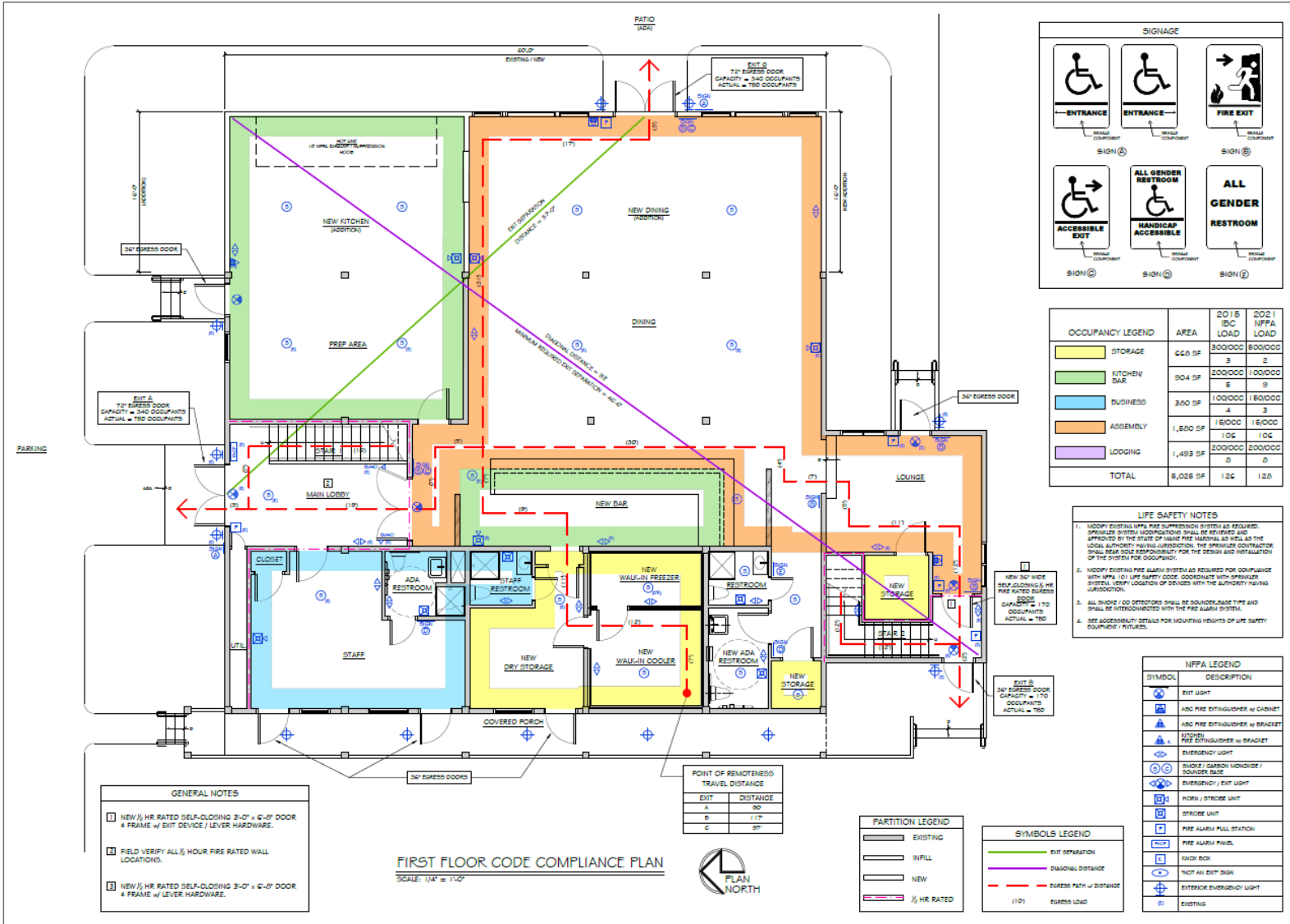
### 6. Cranberry Peak

- 2nd floor location
- 2 rooms
- 1 king & 1 twin
- Private bathroom with tub & shower
- 405 sq. ft.
- Wall-to-wall carpeting, painted walls & ceiling, exposed wood beams
- Corner room with lake views



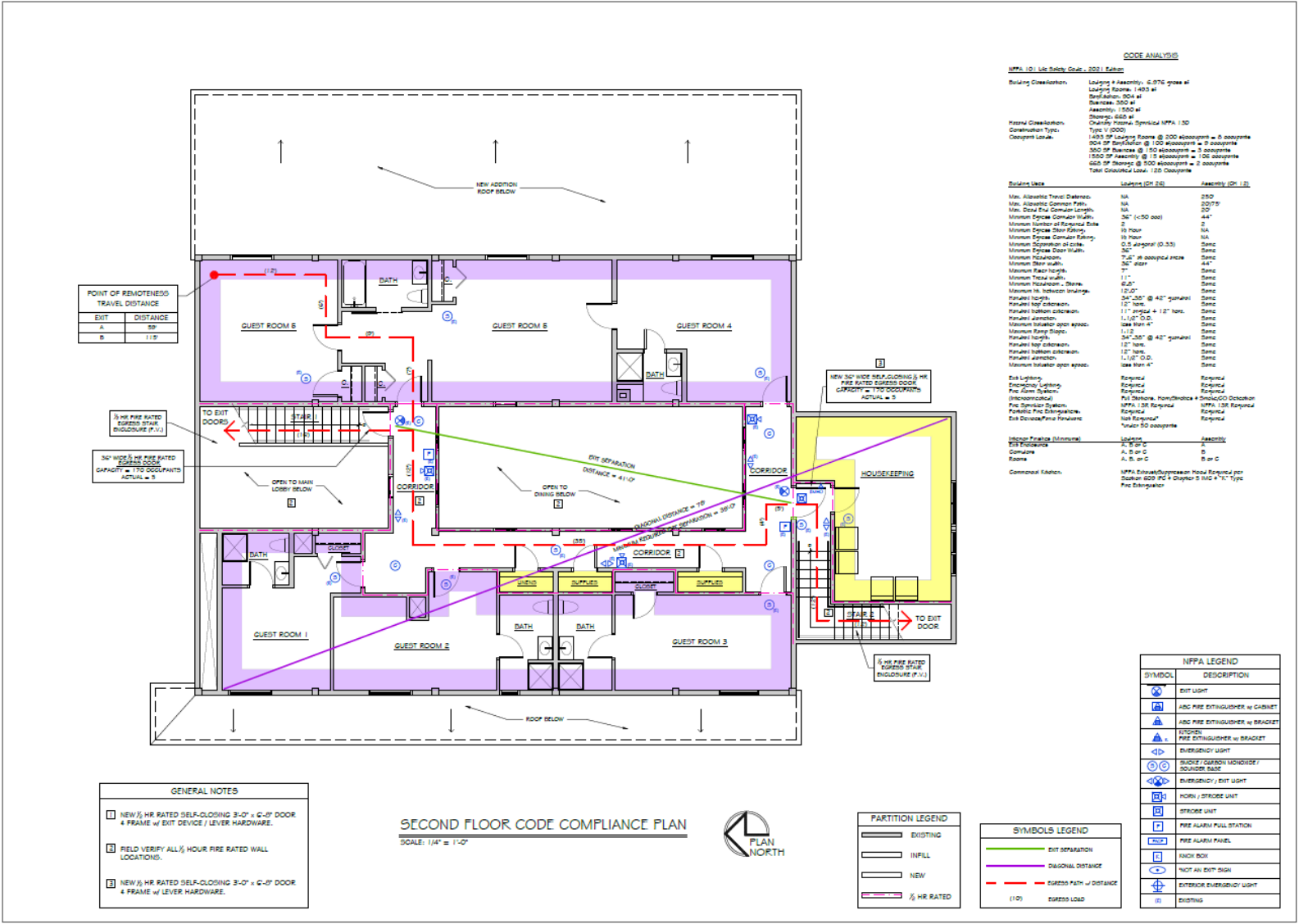
# FIRST FLOOR PLAN

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# SECOND FLOOR PLAN

## 9 & 10 Tranquility Lane • Eustis, ME





# LOCATION MAP

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**SUBJECT PROPERTY**

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