



FOR SALE

**FULLY EQUIPPED RESTAURANT
& TWO APARTMENT UNITS**

1200 PORTLAND ROAD, ARUNDEL, ME 04046

EXECUTIVE SUMMARY

The Boulos Company is pleased to present an exceptional opportunity to acquire a distinctive property in Arundel, Maine.

This fully operational restaurant, renovated in 2019, comes complete with all fixtures, furniture, and equipment. The property also boasts a charming outdoor seating area, perfect for al fresco dining during pleasant weather. In addition to the restaurant, the property features two residential apartments and is situated on a 2.0± acre corner lot with more than 500 feet of prime frontage along Route One. This high-traffic location sees over 11,000± vehicles daily and is just minutes from Kennebunk and neighboring businesses, including Hannaford, Holy Donut, Aroma Joe's, and more.

This extraordinary property is offered for sale for:

~~\$2,100,000~~ **\$1,995,000**

vacationlandrestaurantforsale.com

PROPERTY DETAILS

OWNER	Eat Your Beets, LLC
DEED REFERENCE	Book 17711, Page 0585
ASSESSOR'S REFERENCE	Map 35, Lot 32
BUILDING SIZE	9,938± SF
LOT SIZE	2.0± acres
ZONING	DB-1 - Downtown Business 1
YEAR BUILT	Unknown
YEAR RENOVATED	2019
SPRINKLERS	Yes, wet system
HEAT SYSTEM	Gas
UTILITIES	Municipal water, private sewer
PARKING	40± on-site, surface spaces
REAL ESTATE TAXES	\$16,747/year (FY 2024/2025)
SALE PRICE	\$2,100,000 \$1,995,000



EQUIPMENT LIST

KITCHEN

- Shelving
- Blue Air Mega Top Sandwich Prep
- Sandwich unit
- Work table
- Misc.
- Tilting kettle
- Warmer
- (2) 24 x 72 enclosed cabinets
- 24 x 72 shelving unit
- 24 x 48 shelving unit
- Single door merchandiser
- Toastwell - bun warmer
- Charbroiler - LP gas
- Single-bay bar sink
- Ice bin
- Heat lamp
- Oven racks
- Pre-rinse assembly and faucet
- (2) Stainless work tables with back splash (30 x 60)
- (3) Stainless work tables with back splash (24 x 60)
- Wall mounted dish rack - 3 rack capacity
- Wall mounted dish rack - 2 rack capacity
- Low temp dishwasher
- Booster Heater
- Casters
- Under counter dishwasher
- (2) Stainless shelves (12 x 96)
- (2) Stainless work tables (24 x 60)
- (2) Shelves (18 x 48) on 74" post
- Hood system - 15' (includes make up air system/ fire suppression)
- Walk-in cooler/freezer combo (20' x 8' x 7'6" Cooler 8' x 12' X 7'6" Freezer 8' x 8' x 7'6")
- Shelving for walk-ins
- Stainless steel allowances for dish
- Stainless steel allowances for double oversheves
- Ice machine

- 67" Pizza prep unit
- 6' Sandwich unit
- 4' Sandwich unit
- 4' Undercounter cooler with stainless steel top
- 4' Undercounter freezer with stainless steel top
- 500 lb. Ice maker with bin
- Convection oven motor
- Steel undercounter freezer
- (2) Ranges with 6 burners and full size ovens
- 5" x 30" equipment stand
- 2' griddle
- (2) fryers 40 lb. capacity
- Full size convection oven
- (2) Electric convection ovens
- (3) Wall mounted hand sinks
- (2) s/s wall shelves (14" x 96")
- (3) Double oversheves (14" x 48")
- Double overshef (14" x 72")
- 3-bay s/s sink with 18" drainboards and Krowne 12" faucet
- 2-bay prep sink with Krowne faucet
- Soil side dish table 4' with pre-rinse basket, left side
- Clean side dish table, 4' right side
- Pre-rinse kit for dishtable
- Pre-rinse kit for dishtable
- 30 qt. dough mixer
- Espresso machine

DINING ROOM

- Ice bin for bar
- 3-bay bar sink
- Dump/hand sink for bar with faucet
- Glass storage cabinet with adjustable shelf (21" x 36")
- 60" speed rail
- 2-door cooler with glass sliding doors
- Keg cooler with 2 towers
- Back bar cooler with 3 glass doors

UPSTAIRS BAR

- 10 qt. Waring stand mixer
- Back bar refrigerated cabinet
- Draft beer cooler
- Liquor Rail
- Dump Sink with Faucet

FURNITURE/FIXTURES

- Indoor Tables and Bases
(7) 24 x 30 (4) 30 x 60 (1) 36 round (2) 42 round
(1) 48 round (1) 60 round (14) 30 x 48
- Chairs (72)
- Fireplaces (2)
- Cabinetry
- Bar Stools (14)
- Counter Stools (20)
- Benches
- Bar stools (12)
- Bar chairs (19)
- Barrell chairs (4)
- Benches
- Coffee table
- Tufted Ottomans (2)
- Patio Chairs - blue (30)
- Propane Heaters
- Umbrellas (10)
- Steel planters
- Umbrella bases (13)
- Electric Heaters (4)
- Lamp
- Rugs
- Side Tables
- Roomba
- Deck Boxes
- Mirrors
- Christopher Knight Chairs (2)
- Chandelier
- Pendant Lights
- Bench Seating (3)

DINING ROOM PHOTOS



EVENT SPACE



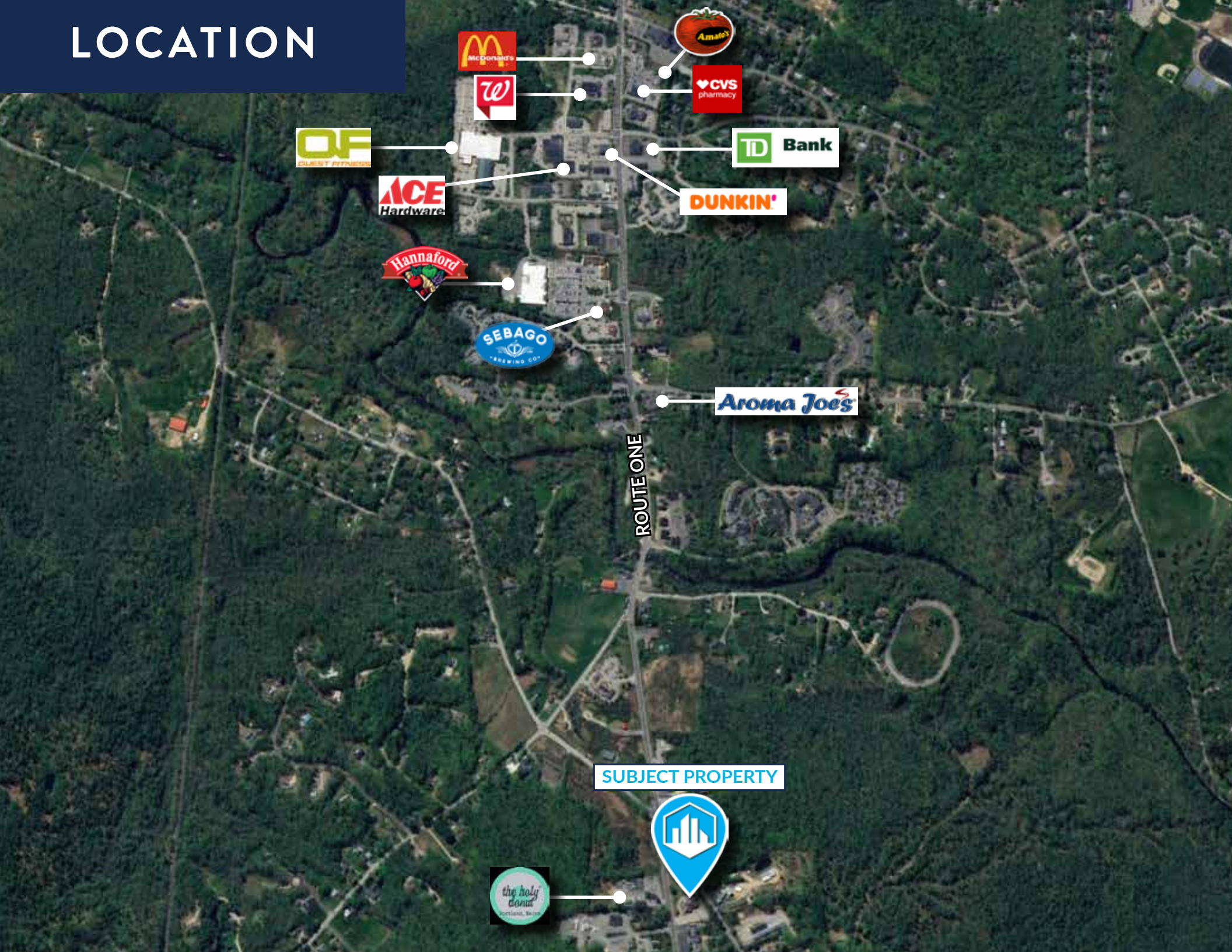
KITCHEN PHOTOS



APARTMENT PHOTOS

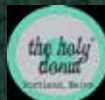


LOCATION



ROUTE ONE

SUBJECT PROPERTY





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