

FOR SALE/LEASE | MAYVILLE PORTFOLIO

159 MAYVILLE ROAD | BETHEL, ME 04217



PROPERTY HIGHLIGHTS

- 2.45± acres improved upon by a single-family home, a 3,000± SF restaurant (currently set up for 85 seats, full kitchen, sound system), and a detached townhome-style duplex producing income (See broker for details).
- 75-car parking lot, large septic capable of further developing the site, 200' of frontage on Mayville Road.
- Ideal opportunity for employee housing, restaurant owner, investor, or a single-family home buyer.
- Restaurant space can be leased by itself at \$2,500/month NNN (see broker for details).

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PROPERTY DETAILS

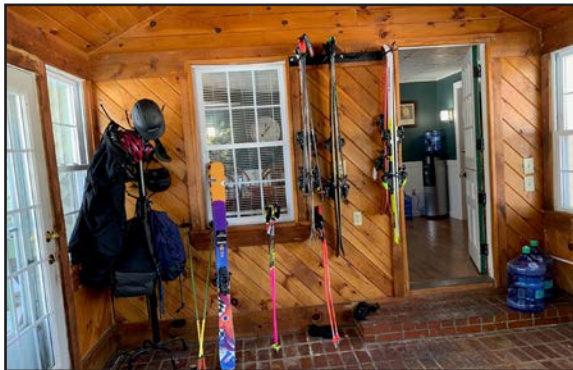
OWNER	Sojan, LLC	HEATING SYSTEM	Forced Hot Air (Oil) & Electric baseboard heat
BOOK/PAGE	5697/827	UTILITIES	Municipal & Private Water/Private Sewer
TOTAL LAND AREA	2.45± AC	CONSTRUCTION	Wood frame
BUILDING SIZE	7,422± SF Estimated total for all 3 buildings.	AREA AMENITIES	Sunday River Ski Resort, Bethel-Davis Regional Airport, Irving Oil, Blu Lodge, Bethel Outdoor Adventure, GraceNote Inn & Spa, Polished Dental, Crossroads Diner, River Lanes
AVAILABLE SPACE	Restaurant: 3,000± SF	PARKING	75 car parking lot
DATE AVAILABLE	3/1/2025		
STORIES	Home: 3 Stories Restaurant: 1 Story Duplex: 2 Stories	NEARBY HIGHWAYS, EXITS, & AIRPORTS	0.8 Miles from Bethel-Davis Regional Airport; 0.8 miles from Route 26; 6.2 Miles from Sunday River Ski Resort
LOT FRONTAGE	200' on Mayville Road	LEASE RATE	\$2,500/month NNN
TRAFFIC COUNTS	9,981 AADT (2023)	NNN EXPENSES	\$5.00/SF (est.)
ROOF	Gable roof	TAXES	\$8,434/year est. (FY 2024)
SPRINKLER SYSTEM	Yes	LIST PRICE	\$1,400,000

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SINGLE-FAMILY HOME



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RESTAURANT SPACE



KITCHEN SPACE



All kitchen equipment
conveys in the sale.
See broker for full list.

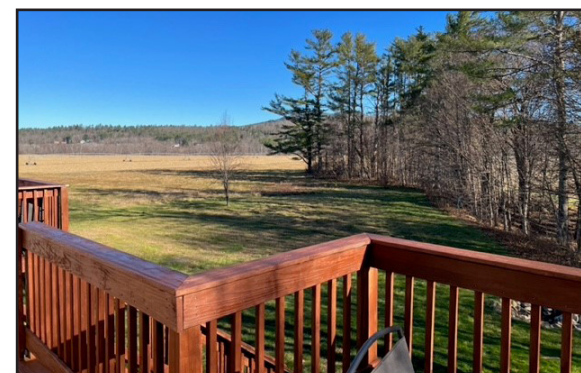


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DUPLEX SPACE



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EXTERIOR & ADDITIONAL AERIALS





CONTACT US



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