

# Prime Mid Coast Multi Use Venue with a View Income & Rental Analysis

Ideal for Exceptional Indoor and Outdoor Special Events, Weddings,  
Farmers Markets, Flee Markets, Classic Car Rallies, Craft Show, Food Truck Venue,  
125 seat restaurant with full commercial kitchen and separate prep area for rent.

ADA Compliant doors bathrooms and access.

EV Charger for 2 cars. 21+ parking. Ocean Views of Penobscot Bay.



357 West Main Street, Searsport, Maine



BERKSHIRE  
HATHAWAY  
HOMESERVICES  
VERANI REALTY



Purchase price of entire structure and businesses \$1,475,000

[www.InvestorsTakeNote.com](http://www.InvestorsTakeNote.com) | Contact Michael Travis 603-303-2599

(Inquire about purchasing the entire complex, restaurant, bakery, office, warehouse and more)

## Use of space for 357 West Main Street, Searsport ME with rental income options

### Rio's Restaurant

\$5,500 / month plus utilities.

Indoor and Outdoor space to be rented for special events  
or continue as the award winning Rio's Restaurant with all  
fixtures, furnishings and branding included and so much more.

Fully functional restaurant and bar

Kitchen & Bar 727sf

Restaurant bar Area 439sf

Main dining room 1006sf

Storage area in lower level. 705sf

Prep area in lower level 204sf

Total Rios Restaurant 3081sf

Seating for 100 Plus outdoor seating for an additional 25

ADA Compliant restrooms

Large 21+ car Parking Area

Over 320 ft of main road frontage

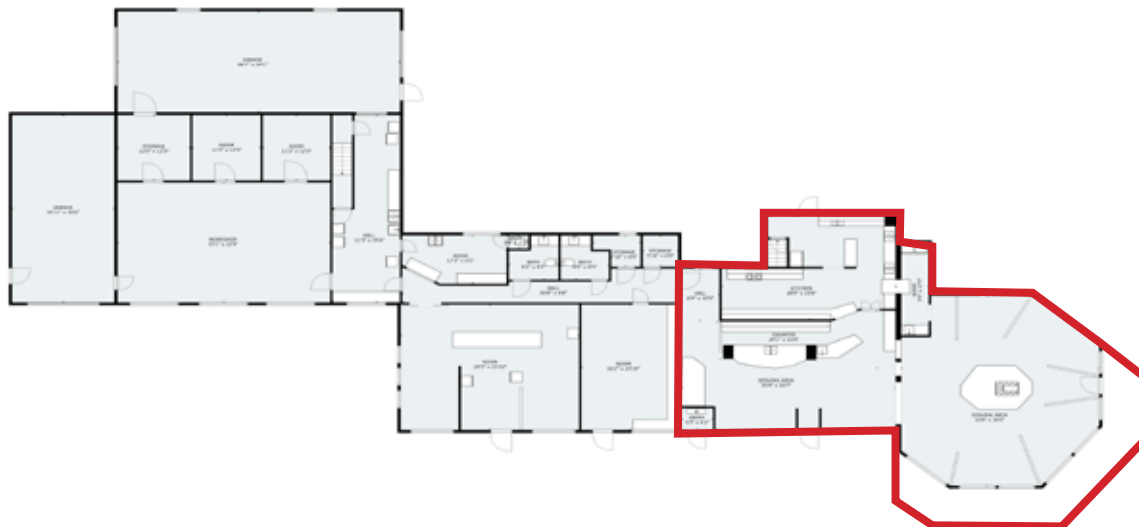
2.85 Acres

Ocean Views of Penobscot Bay

2 Car EV Charging Station

<https://www.facebook.com/riospikedcafe/>

<https://tinyurl.com/3t436v53>



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## Amandine's Bakery and Gift Shop

Existing Business, Rental Income: \$3,000/month plus utilities

[www.amandinebakery.com](http://www.amandinebakery.com)

332sf. with central entry, Bakery displays and retail shelving

Indoor and Outdoor seating

Storefront windows

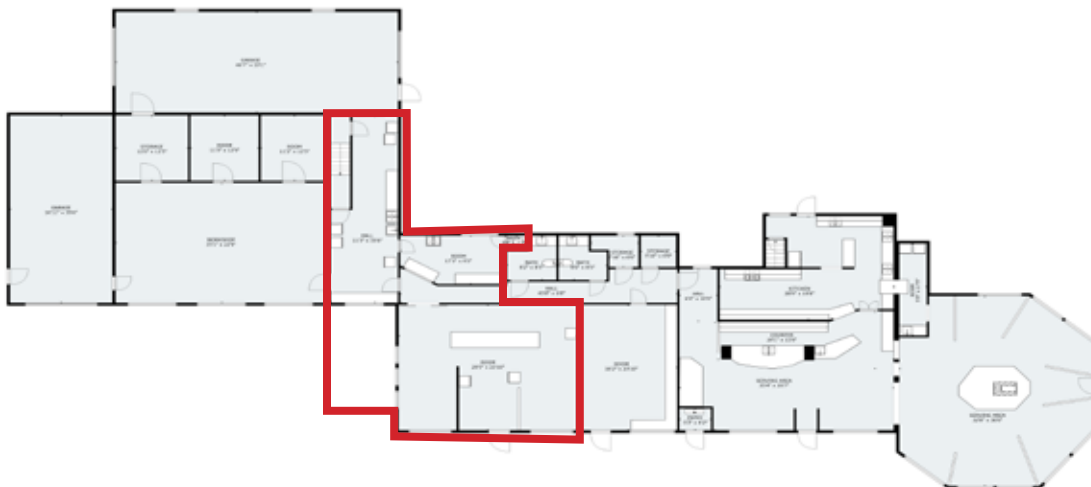
Parking Lot Entrance

Separate kitchen and storage

Bakery Prep Room

Common hall for restrooms and to restaurant

Business, branding, website and fixtures is for sale included in total purchase price



## Use of space for 357 West Main Street, Searsport ME with rental income options



### First Floor Retail Space

385sf | \$1,100 / month

Storefront windows

Parking Lot Entrance Floor Entrance

Common hall for restrooms and to restaurant and Bakery

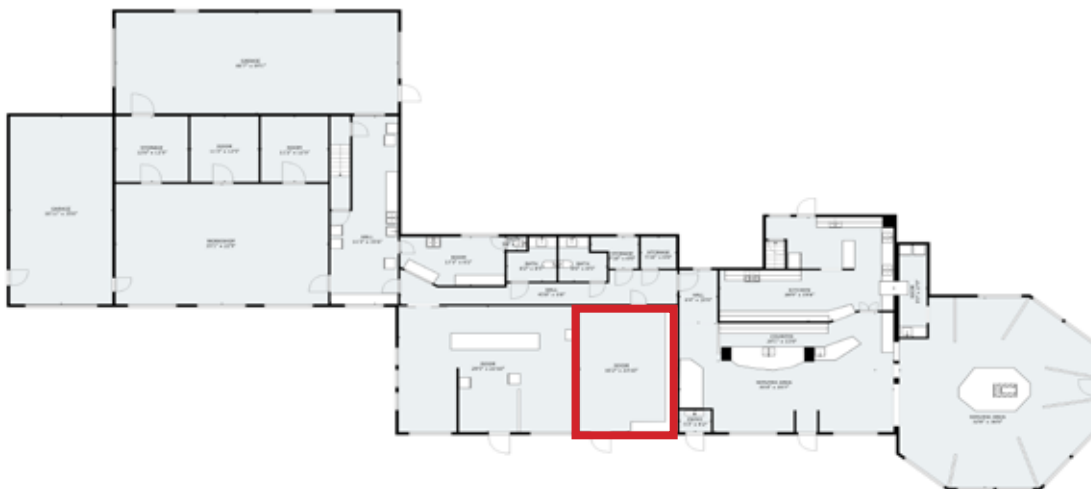


### 2nd floor office

320sf | \$700/Month plus utilities (optional)

Access through Common hall

Highest and best use as office for bakery, restaurant or retail space



## Use of space for 357 West Main Street, Searsport ME with rental income options



### SureTech. Existing Business Rental Income \$4000/month

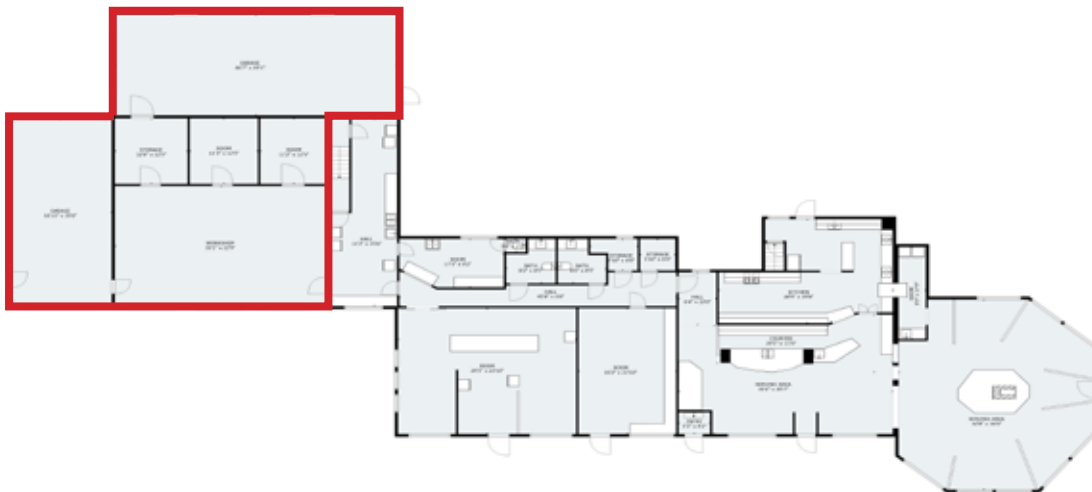
Garage 600sf

Work space 800sf plus 3 149sf offices

Warehouse 891 sf

Total Space 1919sf

Business not for sale



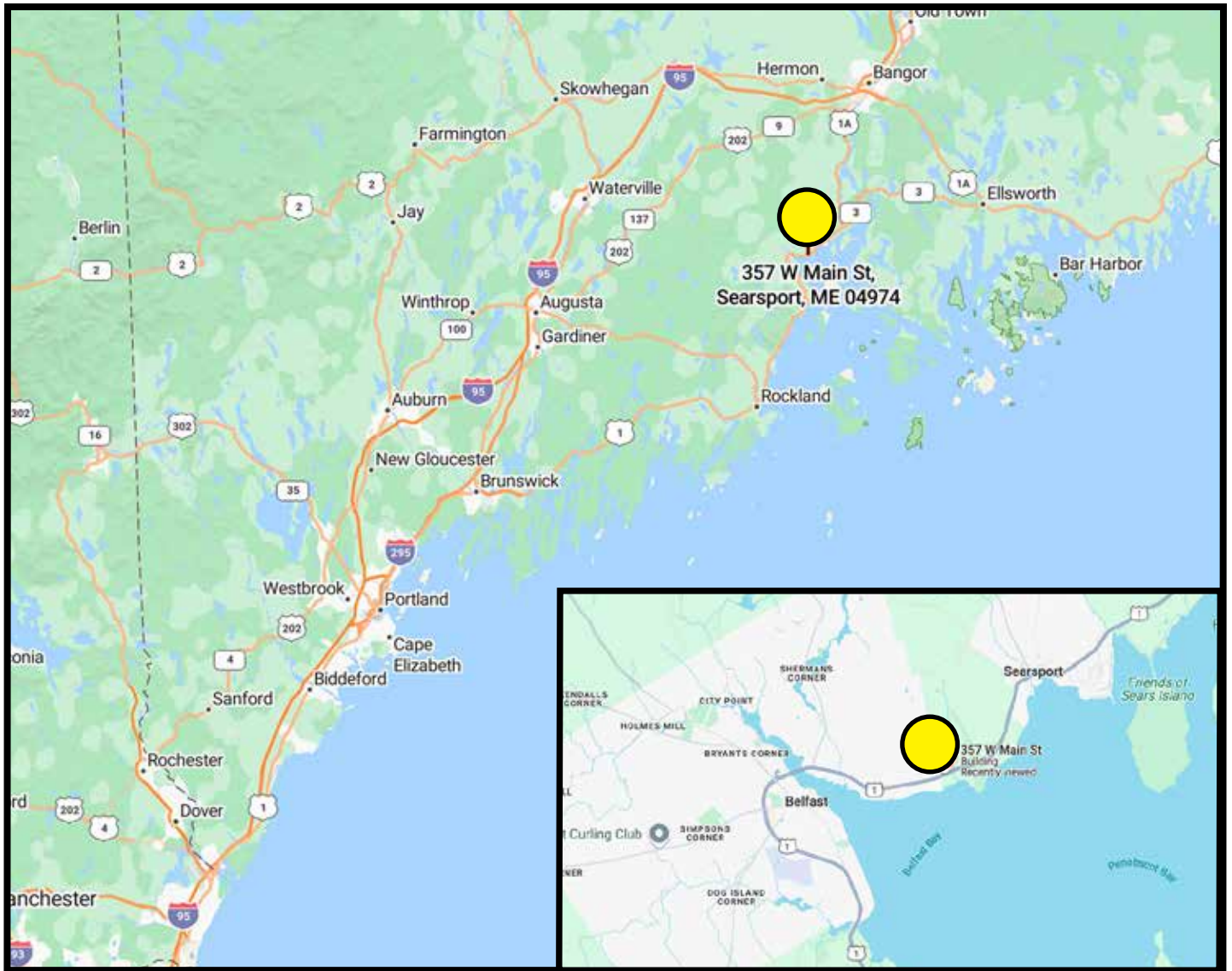
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30 x 40 Quonset Garage Currently used to store maintenance equipment and supplies for the property. Not to be sold or rented separately

**Two-Car EV Charging Station**, Can generate income for owner of building and/or as an added benefit for customers

Significant road frontage and Parking for a minimum of 32 spaces

Ideal space for events, farmers markets, food truck venues, small fairs, flea markets etc. 2.85 acres of land allows for expansion of potential workforce housing, small rental cabins etc.



**View South**



**View North**



# PLACES TO STAY

**Passy Rail Trail**  
4.7/5 (42) · Hiking area  
Front St, Belfast, ME 04915

**Mosman Park**  
4.2/5 (14) · Park  
Howard St, Seaport, ME 04974

**The Williamson House/Histori..**  
Historical landmark  
44 High St, Belfast, ME

**Sears Island**  
4.4/5 (41) · Historical landmark  
PO Box 348, Seaport, ME 04974  
(855) 430-2882

**Parent Fine Art**  
4.7/5 (12) · Art gallery  
92 Main St, Belfast, ME 04915  
Open · Closes 5 PM  
(207) 338-1553

**Belfast & Moosehead Lake R..**  
4.2/5 (193) · Museum  
13 Oak Hill Rd, Belfast, ME 04915-7325  
Open · Closes 3 PM  
(207) 315-9410

**Aurora Botanicals Maine**  
Botanical garden  
18 Spring St, Belfast, ME 04915  
Open · Closes 2 PM  
(207) 347-9211

**Public Shore Access-Stephen..**  
Park  
2-8 Stephenson Lane, Belfast, ME

**Belfast Dog Park**  
4.5/5 (7) · Dog park  
125 Lincolnville Ave, Belfast, ME 04915  
(207) 338-3370

**Wales Park**  
Park  
10 Lincolnville Ave, Belfast, ME 04915

**OBSERVATORY**  
Art gallery  
15th High St Site 101, Belfast, ME

**Seaport Shores Ocean Campground**  
4.3/5 (149) · Campground  
216 W Main St, Seaport, ME 04974  
(207) 548-6099

**Moorings Campground**  
5/5 (5) · Campground  
191 Seaport Ave, Belfast, ME 04915-7103  
(207) 338-6888

**Moorings II Campground**  
Campground  
250 W Main St, Seaport, ME  
(207) 338-6998

**Northport Campground**  
3.3/5 (9) · Campground  
14 Chelsea Ln, Northport, ME 04849  
(207) 338-2077

**Bucksport / Fort Knox KOA Holiday**  
4.2/5 (227) · Campground  
32 Leacher Point Rd, Orland, ME 04472  
(207) 489-7739

**Balsam Cove Campground**  
4.5/5 (77) · Campground  
296 Back Ridge Rd, Orland, ME 04472  
(207) 489-7771

**Wanderin Moose Campground**  
5/5 (5) · Campground  
69 Leisure Way, Orland, ME 04472  
(207) 489-8131

**Hiram Blake Camp**  
4.5/5 (31) · Hotel  
220 Weir Cove Rd, Harborside, ME 04842  
Open · Closes 5 PM  
(207) 326-4991

**Camp Neofa**  
Campground  
210 N Thuring Park Rd, Monville, ME 04941  
(207) 568-4133

**Camp Winnieaugwamauk**  
Campground  
19 Winnieaugwamauk Rd, Brooksville, ME 04817-3785  
(207) 326-4418

**Sennebec Lake Campground**  
4.5/5 (12) · Campground  
100 Lodge Ln, Appleton, ME 04963  
(207) 785-4290

**Harborside RV Resort**  
5/5 (4) · Resort  
5 Harborside Way, Stockton Springs, ME 04881  
(207) 557-8013

**Steamboat Landing Park**  
4.3/5 (34) · Park  
Park · 34 Commercial St  
Open now  
"There's even a yoga class out there summer mornings."

**Hills to Sea Trail - Belfast Trail Head**  
4.8/5 (36) · Tourist attraction  
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**Friends of Sears Island**  
4.7/5 (326) · Tourist attraction  
Sears Island Rd  
Open now  
"Must visit for anyone looking for a little fun on a weekday."

**Castine Touring Company**  
4.9/5 (13) · Tourist attraction  
Main Street at Town Dock, 43 Main St #706  
Open · Closes 5 PM  
"This was a fun way to spend the afternoon!"

**Broadway Park**  
4.4/5 (529) · Tourist attraction  
Open · Closes 10 PM

**Penobscot Narrows Bridge**  
4.8/5 (363) · Bridge  
U.S. Rte 1  
World's tallest public bridge overlook  
Open 24 hours

# TO GO TO

**Fort Point State Park**  
4.5/5 (230) · Tourist attraction  
207 Lighthouse Rd  
Open · Closes 8:30 PM  
"The Fort Point Light is a private residence."

**Bucksport Historical Society**  
4.5/5 (21) · Tourist attraction  
92 Main St  
Open · Closes 1 PM  
"The volunteers are so knowledgeable, you'll learn something new every time."

**Castine Historical Society**  
4.8/5 (28) · Tourist attraction  
17 School St  
Open · Closes 4 PM  
"Super charming little one room history/art museum."

**Waterfall Arts**  
4.7/5 (23) · Tourist attraction  
256 High St  
Community art classes & open studios  
Open · Closes 3 PM  
"Waterfall Arts was the highlight of our trip to Maine."

**Penobscot Marine Museum**  
4.4/5 (148) · Tourist attraction  
40 E Main St  
Open · Closes 5 PM  
"There are many interactive exhibits for kids of all ages."

**Fort Knox and Penobscot Narrows servatory**  
4.8/5 (3,074) · Tourist attraction  
740 Ft Knox Rd  
with a modern observation tower in · Closes 6 PM  
No services

**Moose Point State Park**  
4.6/5 (524) · Tourist attraction  
310 W Main St  
Coastal expanse with tide pools & trails  
Open · Closes 7:30 PM  
"Easy access to water for play and exploration."

**Maine Discovery Museum**  
4.4/5 (625) · Tourist attraction  
74 Main St  
Children's center for science & the arts  
Open · Closes 5 PM  
Onsite services

**Belfast Historical Society and Museum**  
4.8/5 (13) · Tourist attraction  
10 Market St  
Open · Closes 4 PM  
"Worth a detour!"

**Cole Land Transportation Museum**  
4.8/5 (602) · Tourist attraction

**Bangor Waterfront**  
4.6/5 (68) · Park  
Front St  
Open now  
"Clean, dog-friendly, with sculptures along the way"

**Greenbie Natural Area - Blue Hill Heritage Trust**  
5.0/5 (1) · Hiking area  
314-346 ME-166

**Cabin w/ Fire Pit & Sauna • 45min to Acadia NP 3**  
5.0/5 (200) · Cabin  
Sleeps 3 • 1 bedroom • 1 bed  
\$200

**Belfast Armistice Bridge**  
4.8/5 (237) · Bridge  
6 Footbridge Rd  
Open 24 hours  
"Granite benches to sit, relax and/or chat."

**Turtle Head Preserve**  
4.6/5 (14) · Hiking area  
Turtle Head Rd  
"Loved all the island, but there are special places."

**Upper Bridge Station**  
4.6/5 (49) · Hiking area  
1 City Point Rd  
Open now  
"If you take a walk, jog or bike on the Belfast rail trail."

**Island Heritage Trust**  
5.0/5 (9) · Non-profit organization  
430 Sunset Rd  
Closed · Opens 10 AM Mon  
"They saved lily pond for the public to enjoy."

**Good Life Center**  
4.9/5 (20) · Tourist attraction  
372 Harborside Rd  
Closed · Opens 1 PM  
Back to top  
"Very interesting"

**Passagawassessag Rail Trail**  
4.8/5 (33) · City park  
City Point Rd  
Open 24 hours  
"We started from the footbridge that crosses the river."

**Brewer Riverwalk**  
4.7/5 (250) · Park  
2 Penobscot St  
Open · Closes 12 AM  
"You can also hear the concert venue across the river on show nights."

**Penobscot Narrows Bridge Observatory**  
4.9/5 (424) · Observatory  
740 Ft Knox Rd  
Open · Closes 6 PM  
Onsite services

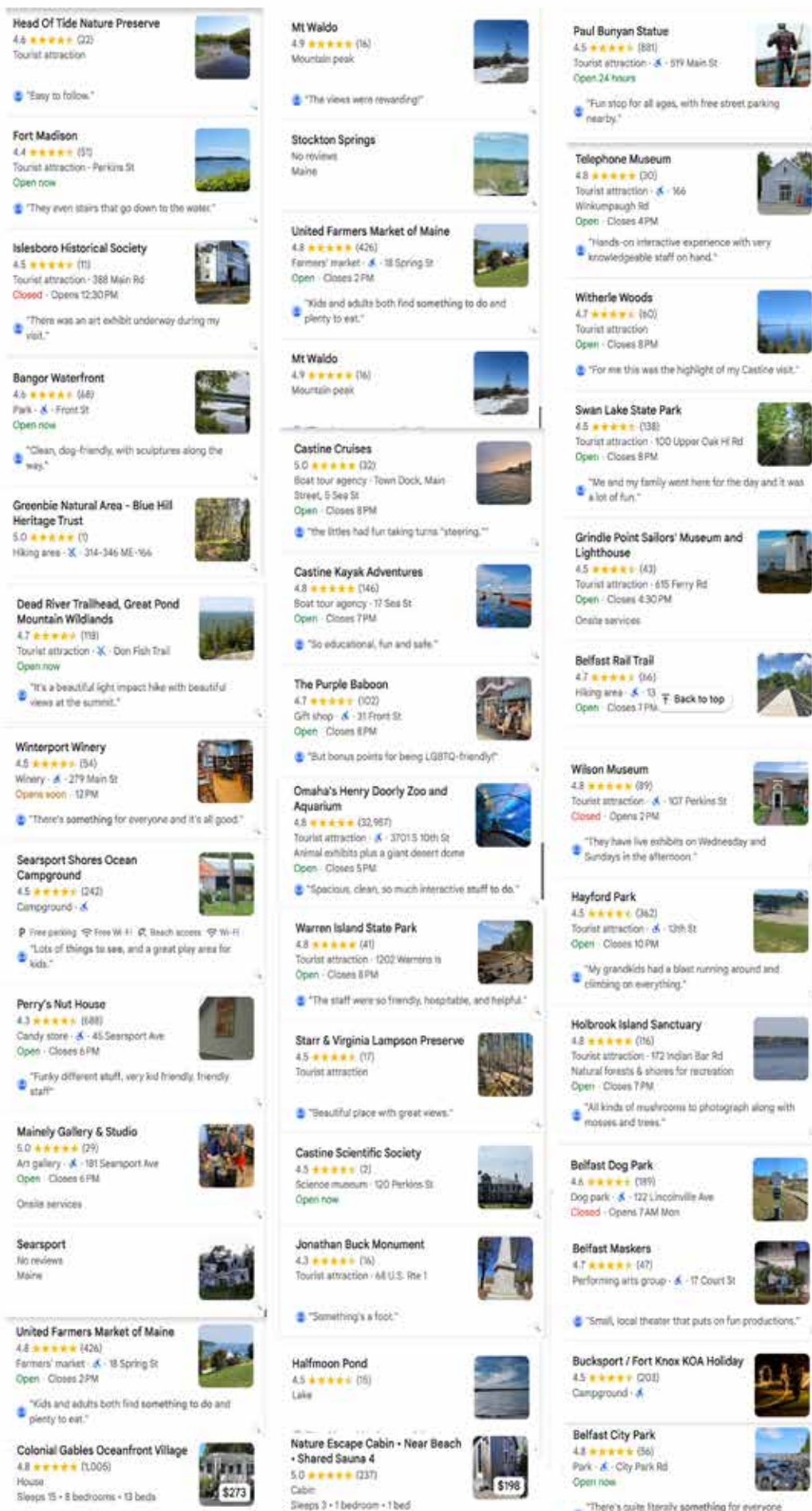
**The Stephen & Tabitha King Foundation**  
4.7/5 (2,013) · Foundation  
47 W Broadway  
Private home of a renowned horror writer

**Pumpkin Island Lighthouse**  
4.8/5 (10) · Tourist attraction  
Eggemooggin Rd  
"It was very pretty"

**Sandy Point Beach**  
4.6/5 (506) · Tourist attraction  
Open · Closes 10 PM  
"Swimming, walking, picture taking and artist skills Painting and drawing"

**Deer Isle Bridge**  
4.8/5 (50) · Bridge  
Open 24 hours

**Heritage Park**  
4.6/5 (352) · Tourist attraction  
25 Front St  
Waterfront park with seasonal events  
Closed · Opens 7 AM Mon  
Onsite services



**357 West Main Street, Searsport, Maine** offers a variety of commerce opportunities that capitalize on its coastal location, rich history, and community-oriented atmosphere. This is a perfect location to capitalize on what is available nearby.

**Event Planning and Venue Services:** With its picturesque settings, this location is ideal to support event venue utilizing the restaurant and bakery services. Its large parking area, 2.8 acres of available land, very visible and over 300 ft of busy road frontage on the main connecting mid coast line between Belfast and Searsport with Penobscot Bay views is perfect for hosting weddings and other specialty events.

**Farmers Market and Local Produce A** farmers market or co-op that sells locally grown produce and products can support local agriculture and provide residents and visitors with fresh food options. This could include seasonal vendors and community-supported agriculture (CSA) programs

• **Retail and Local Crafts\*\*:** Searsport has a vibrant arts and crafts community. Retail shops selling local artisan goods, handmade crafts, and specialty foods can attract both residents and visitors.

• **Tourism and Hospitality Nearby** Given its scenic beauty and proximity to Penobscot Bay and nearby attractions opportunities exist for visitors at the many bed-and-breakfasts, motels, vacation rentals, and campgrounds. Seasonal attractions can draw tourists for fishing, boating, and outdoor activities.

• **Outdoor Recreation and Equipment Rentals** Given its access to water and nature, businesses that offer outdoor equipment rentals for kayaking, paddleboarding, hiking, and camping can cater to both tourists and locals looking to explore the natural beauty of the area.

By tapping into these opportunities, entrepreneurs can contribute to the local economy while enhancing the community's appeal to residents and visitors alike at 357 West Main St., Searsport, Maine 04974



357 West Main Street, Searsport, Maine 04974

Actual and Proforma Rental Income

Rio's Restaurant and Lounge, | Potential for Restaurant \$5,500/month

Amandine's Bakery and Gift Shop | \$3,000/month

SureTech \$4000/month plus utilities

First Floor Retail Space | \$1,100/month

Second Floor Office Space with Penobscot Bay View | \$700/month



Many Rental Options available, Purchase price of entire complex and businesses \$1,475,000

Represented by Michael Travis, Berkshire Hathaway Verani Realty - Commercial Division

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