

RESTAURANT AND APARTMENT FOR SALE - COASTAL MAINE

This exceptional asset sale opportunity features a fully renovated restaurant property with residential apartment located on Main Street in the historic coastal town of Blue Hill, Maine. Originally built in 1796, this landmark building underwent a comprehensive 800K renovation in 2018, creating a turnkey hospitality operation.

PROPERTY HIGHLIGHTS:

- Prime Main Street location in desirable Hancock County coastal destination
- Historic building completely renovated in 2018
- Restaurant capacity for 70 guests plus 16-seat outdoor patio
- 1,100 square feet interior dining with wide-plank flooring
- Two working propane fireplaces create inviting ambiance
- 300 square feet enclosed porch for additional seating
- Full air conditioning throughout restaurant and kitchen
- 3-car handicap accessible parking plus abundant street parking

KITCHEN & EQUIPMENT (All 2018 or newer):

- Walk-in refrigerator and freezer
- Commercial gas range, oven, broiler, griddle and grill cooktop
- Moffat Turbofan Convection Oven; Moffat Proofer and Warming Oven
- Deep fryer, 3-bay sink, commercial dish machine
- Heavy duty mixer, stainless steel work tables
- Butcher block table with refrigeration
- Salad/condiment station

BAR & BEVERAGE:

- Fully equipped cocktail and espresso bar
- Complete glassware collection for wine, beer, cocktails, espresso drinks
- 12 beer taps with walk-in keg refrigerator

VERSATILE OPERATION:

The property is ideally suited for various concepts including casual dining, fine dining, bakery, or catering operations, offering flexibility for the new owner's vision.

FINANCING & SUPPORT:

- Limited seller financing available
- Owner retiring and willing to assist with operational setup
- Established 2018

APARTMENT FOR OWNER/CHEF OR SECONDARY INCOME:

- 2-bedroom, 800 square foot apartment on 2nd floor for owner's use or additional rental income.
- Current apartment rental income: 1,600/month (19,200/year)

TAXES AND INSURANCE:

Annual taxes: 5,131.28 (2025)

Current insurance: 5,000 est.

Additional information for qualified buyers: (a) detailed equipment list with cost and purchase dates; (b) breakdown of renovation costs and dates; (c) property survey; (d) architectural drawings for renovations; (e) most recent tax bill; (f) most recent lease for 2nd-floor apartment, (g) property deed.

This represents a rare opportunity to acquire a completely renovated, fully equipped restaurant in one of Maine's most charming coastal communities. The combination of historic character, modern amenities, and prime location creates exceptional potential for hospitality operations.