

Public Detail Report

MLS #: 1685790

County: Penobscot

List Price: \$200,000

Status: Active

Property Type: Commercial

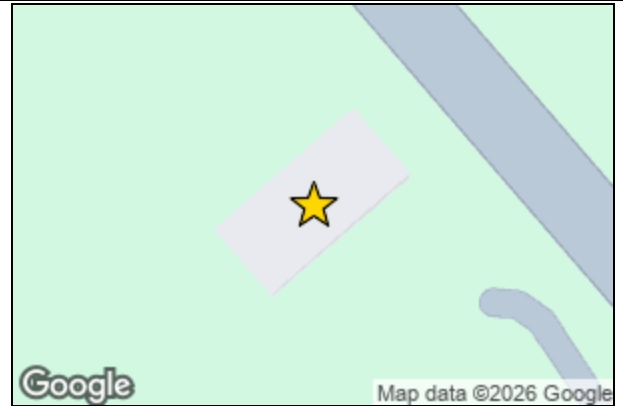
Original List Price: \$200,000

Directions: From I-95, take exit to Route 16 West / Bennoch Road. Go straight approximately 4 miles. Property is on the left.



3704 Bennoch Road
Alton, ME 04468-4110

List Price:
\$200,000
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General Information

Year Built +/-: 1953	Lot Size Acres +/-: 2.7	Sqft Fin Total +/-: 7,200
Sub-Type: General Commercial		
Levels: One		

Land Information

Leased Land: No	Waterfront: No	Zoning: Growth District
Surveyed: Yes	Water Views: No	Zoning Overlay: Unknown
Lot Size Acres +/-: 2.7		

Interior Information

Total SqFt: 7,200	Year Built +/-: 1953
	Year Renovated +/-: 2012

Property Features

Utilities: Utilities On: Yes	Basement: None	Heat System: Other; Space Heater
Building Features: Generator; Sprinkler - Wet	Construction: Wood Frame	Heat Fuel: Propane
Parking: 21+ Spaces	Foundation Materials: Pillar/Post/Pier	Water: Private; Well
Location: Rural	Exterior: Vinyl Siding	Sewer: Private Sewer; Septic Tank
Electric: Circuit Breakers	Roof: Metal	
Gas: Bottled		

Tax/Deed Information

Book/Page 16998/305	Full Tax Amt/Yr: \$1,587/ 2026	Map/Block/Lot: 06/05/01
Deed/Conveyance Type Quit Claim		Tax ID: ALTO-000006-000005-000001
Offered: w/Covenant		

Remarks

Remarks: A landmark location. Endless possibilities. One extraordinary commercial opportunity. Welcome to Happy Acres Hall, a historic dance hall and event venue on Route 16 in Alton. Since 1953, generations have gathered here to dance, celebrate and make memories. Now, this approximately 7,200-square-foot commercial property is ready for its next chapter. Originally opened as a traditional Maine "bottle club," Happy Acres offers a unique opportunity for entrepreneurs, investors or event venue operators seeking a property with character, name recognition and significant infrastructure improvements. The showstopper is the original 7,000-square-foot maple hardwood dance floor, a remarkable reminder of the hall's lively past. Above it, more than 650 hand-stenciled ceiling tiles preserve the names and memories of those who helped make it a beloved gathering place. Current owners have made substantial investments, including a new septic system and leach field, well updates, full fire suppression/sprinkler system, on-demand tankless water heater and 14kW Kohler generator. See listing documents for a full rundown of improvements. A large, graded and graveled parking lot provides parking for dozens of guests. The small commercial kitchen includes a refrigerator, convection oven and appliances. Tables, chairs and other equipment also convey. This property offers an opportunity for someone with vision. Imagine live music and dancing returning or creating a destination for weddings, celebrations, private functions and community events. A fully liquor-licensed establishment may also be possible, subject to applicable licensing and regulatory approvals. With its recognizable name, distinctive historic features and major improvements already completed, Happy Acres Hall is a one-of-a-kind chance to establish a business in a memorable Maine landmark. The history is already here. The next chapter is yours to write.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

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