Public Detail Report

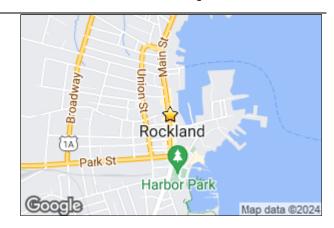
MLS #: 1587228 County: Knox Price: \$211,000
Status: Active Property Type: Personal Property Original List Price: \$211,000

Directions: Main Street Down Town Rockland.



415 Main Street Rockland, ME 04841

> Price: \$211,000 MLS#: 1587228



General Information

Sub-Type: Commercial

Baths: 0/0

Sqft Fin Abv Grd+/-: 1,200

Sqft Fin Blw Grd+/-: 200

Sqft Fin Total+/-: 1,400

Source of Sqft: Public Records

Land Information

Waterfront: No Water Body: Rockland Harbor Zoning: Business

Water Views: Yes Water Body Type: Harbor

Interior Information

Property Features

Property Uses: Restaurant; Retail Floors: Other

Basement: Brick/Mortar; Daylight Foundation Brick/Mortar; Granite; Poured

Water Body Type: Harbor Materials: Concrete
Cooling: Heat Pump Heat Fuel: Electric; Oil

Construction: Masonry Heat System: Baseboard; Heat Pump; Hot

 Electric:
 Circuit Breakers
 Water

 Exterior:
 Brick
 Parking:
 5 - 10 Spaces

Water: Public Sewer: Public Sewer

Commercial/Industrial: Confidential Listing: Yes; Confidentiality Statement: Yes

Tax/Deed Information

Deed/Conveyance Type Offered: Bill of Sale Full Tax Amt/Yr: \$1,184.38/ 2024 Map/Block/Lot: //

Tax ID: 415MainStreetRockland04841

Remarks

Remarks: A Rockland Gem Since 2004! Set in a renovated former bank, In Good Company is well known for its extensive wine list designed for food pairings, well-crafted cocktails, daily menus that focus on locally-sourced, fresh ingredients, and a comfortable casual atmosphere The restaurant includes four walk-in vaults as evidence of its banking history. One now serves as the kitchen and another as the wine cellar for In Good Company. While the kitchen size is small, the changing menu allows for a lot of creativity. Incredible downtown location right next to the waterfront. Strong year-round local business with very strong tourist season. Daily changing, seasonal menu Extensive wine list, well-crafted cocktails and an impressive list of craft beers. Seller is willing to assist in training during transition of the business. THIS BUSINESS IS TURNKEY! Sale is for business and equipment only. Contingent on lease transfer approval. Financials and related documents provided upon verification of potential buyer's ability to purchase. Signature of non-disclosure agreement will also need to be completed.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

ERA Dawson-Bradford Co.

ERA Dawson-Bradford Co. 417 Main Street Bangor, ME 04401 207-947-3363 207-947-6788

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Prepared by ERA Dawson-Bradford Co. on Wednesday, April 24, 2024 1:44 PM.

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