

Public Detail Report

MLS #: 1559003  
Status: Active

County: Penobscot  
Property Type:  
Commercial

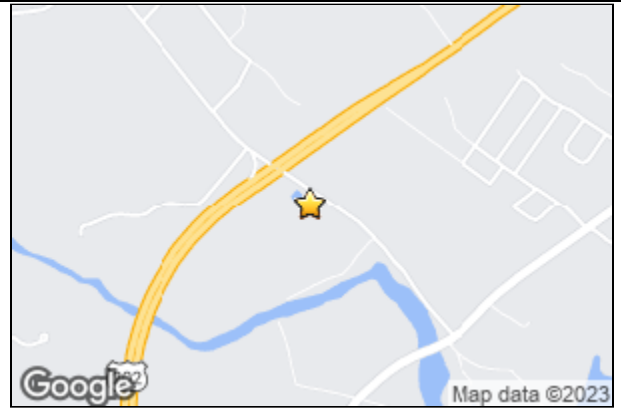
List Price: \$1,179,000  
Original List Price:  
\$1,179,000

Directions: 91 Coldbrook Road, Hampden, ME, 04444



91 Coldbrook Road  
Hampden, ME 04444-1635

List Price: \$1,179,000  
MLS#: 1559003



General Information

Year Built +/-: 1944      Lot Size Acres +/-: 2.7      Sqft Fin Total +/-: 3,000  
Sub-Type: General Commercial

Land Information

Leased Land: No      Zoning: Commercial  
Surveyed: Unknown      Zoning Overlay: Unknown  
Lot Size Acres +/-: 2.7      Bank Owned REO: No

Interior Information

Leases: No      Total # Floors: 1      Year Built +/-: 1944  
Total SqFt: 3,000      Year Renovated +/-: 2009

Property Features

<b>Building Features:</b> Fire System	<b>Basement:</b> Full; Sump Pump; Unfinished	<b>Heat System:</b> Heat Pump; Hot Water
<b>Parking:</b> 21+ Spaces; On Site; Paved	<b>Construction:</b> Masonry; Wood Frame	<b>Heat Fuel:</b> Oil
<b>Location:</b> Near Airport; Near Shopping; Near Turnpike/Interstate	<b>Foundation Materials:</b> Poured Concrete; Stone	<b>Water:</b> Public
<b>Electric:</b> Circuit Breakers	<b>Exterior:</b> Other Exterior	<b>Sewer:</b> Public Sewer
<b>Gas:</b> Bottled	<b>Roof:</b> Pitched; Shingle	<b>Accessibility Amenities:</b> 32 - 36 Inch Doors; Level Entry

Tax/Deed Information


<b>Book/Page:</b> 11712/332 A11	<b>Full Tax Amt/Yr:</b> \$7,000/2023	<b>Map/Block/Lot:</b> 22//004
<b>Deed/Conveyance Type Offered:</b> Quit Claim w/ Covenant	<b>Other Deed/Conveyance Type Offered:</b> Warranty	<b>Tax ID:</b> HAMN-000022-000000-000004

Remarks

**Remarks:** We are pleased to represent this tremendous property with a successful history of restaurant operation. Owner has decided to downsize after 53 years of operating multiple restaurant locations and is offering this opportunity as an asset sale for a repurpose of this amazing building and location, or for you to bring your new restaurant business model to this turnkey location. This unique property, featuring stone construction, is situated on a well-landscaped 2.7-acre lot and includes 700' +/- of road frontage and paved parking for 60+ cars with major renovations completed in 2009. The 3000 +/- sq. ft. building features a well-organized commercial kitchen including all equipment, walk-in cooler, office space, 3 bathrooms, and seating area for approximately 140 customers. Call today for an exclusive showing!

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

 **Dawson Bradford REALTORS**  
ERA Dawson-Bradford Co.  
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Prepared by ERA Dawson-Bradford Co. on Tuesday, May 16, 2023 11:08 AM.

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