

Turn-Key Restaurant with Event Potential

2477 Bristol Road | New Harbor, Maine



Exclusively Listed by

FARRELL & DOAK &



RockWater
REAL ESTATE GROUP
kw KELLER WILLIAMS
REALTY

OPPORTUNITY OVERVIEW

Farrell & Doak Hospitality Group and RockWater Real Estate Group of Keller Williams Realty are pleased to present 2477 Bristol Road, a turnkey restaurant opportunity in New Harbor, Maine. Built in 2017, the 2,363± square-foot freestanding building sits on 2.1± acres and was purpose-built as a destination dining venue. The property features a brand-new, never-used commercial kitchen, custom interior millwork, and indoor and outdoor seating for more than 125 guests, offering a rare opportunity for an owner/operator or investor to enter the Mid-Coast Maine market with minimal upfront capital investment.

The property benefits from proximity to several of the region's top attractions, including Pemaquid Point Lighthouse, Pemaquid Beach Park, and Colonial Pemaquid State Historic Site. A spacious outdoor patio with bandstand and potential bar area enhances the venue's appeal for live entertainment, private events, and community gatherings, creating multiple revenue streams beyond traditional dining.

In addition to the main restaurant building, the offering includes a 3,000± square-foot barn equipped with running water and electricity, providing flexibility for catering operations, storage, or potential conversion to staff housing or an owner's residence (subject to approvals).

HIGHLIGHTS

- Turnkey restaurant built in 2017 with brand-new commercial kitchen
- Indoor/outdoor seating for 125+ guests
- Outdoor patio with bandstand and event-ready layout
- Large barn with water and electricity for flexible auxiliary use

Exclusively Listed at \$1,349,000



TURNKEY WITH HIGH-QUALITY CONSTRUCTION

Built in 2017, 2477 Bristol Road offers a rare opportunity to acquire a purpose-built restaurant with high-end finishes and minimal immediate capital needs. The 2,363± square-foot building features a brand-new, never-used commercial kitchen, custom interior millwork, and indoor and outdoor seating for more than 125 guests. Designed as a destination dining venue, the property allows a new operator to open quickly and focus on operations and branding rather than construction and build-out.

MID-COAST MAINE NEAR STRONG TOURISM DRIVERS

The property is ideally situated in New Harbor, a popular Mid-Coast Maine destination known for its coastal scenery and seasonal visitor traffic. Nearby attractions include Pemaquid Point Lighthouse, Pemaquid Beach Park, and Colonial Pemaquid State Historic Site, all of which draw significant tourism from May through October. The location also benefits from support from the surrounding affluent residential community, providing a combination of seasonal and local demand.

MULTIPLE REVENUE STREAMS AND EXPANSION POTENTIAL

In addition to traditional restaurant operations, the property offers several opportunities to expand revenue. A large outdoor patio with bandstand creates an ideal setting for live entertainment, private events, and community gatherings. The 2.1± acre site includes ample parking, while the 3,000± square-foot barn with water and electricity provides flexibility for catering operations, storage, or potential conversion to staff housing or an owner's residence (subject to approvals). These features position the property for a variety of operational concepts and growth strategies.



BUILDING SUMMARY

Location: 2477 Bristol Road
New Harbor, Maine

County: Lincoln

LAND DESCRIPTION

Lot Size: 2.1 acres

Zoning: Residential

Deed: Book

Assessor's Parcel(s): 04F-210

IMPROVEMENTS

Years Built: 2017

Construction: Wood frame

Property Type: Restaurant

Number of Buildings: 2

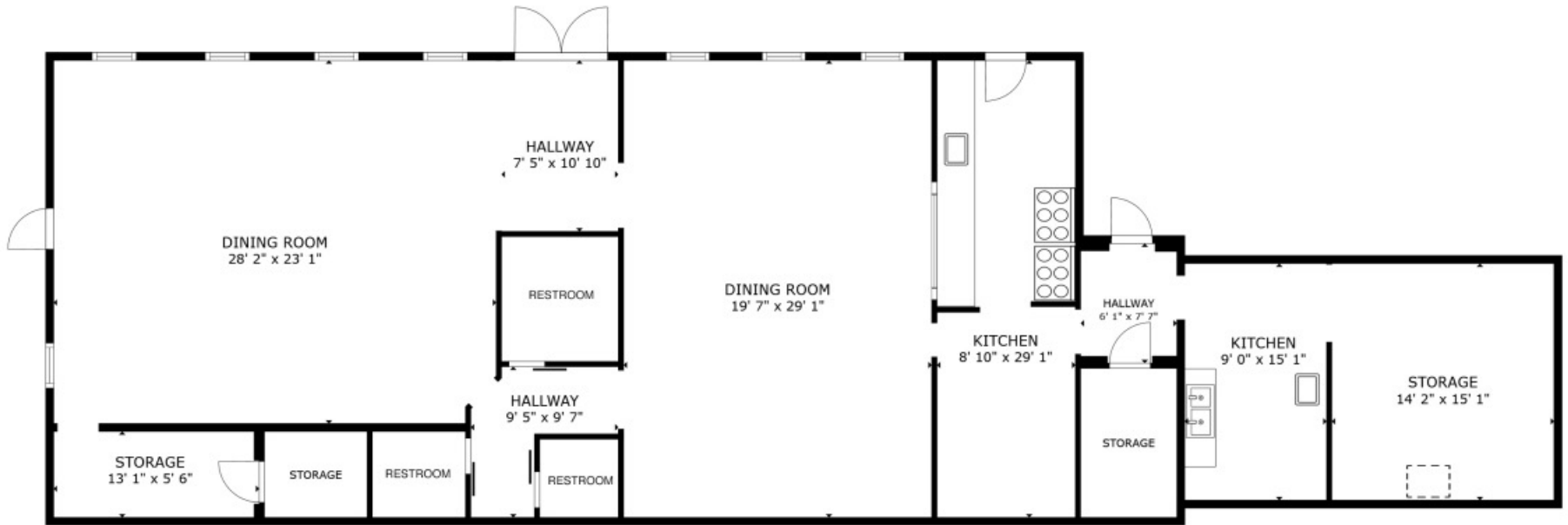
Building Size: 2,363 sq ft (restaurant)

Number of Floors: 1

Sewer/Water: Private

Heat/AC: Heat Pumps providing heat and cool air

Parking: 40+



FLOOR PLAN







Rendering of Patio Potential



Rendering of Patio Potential

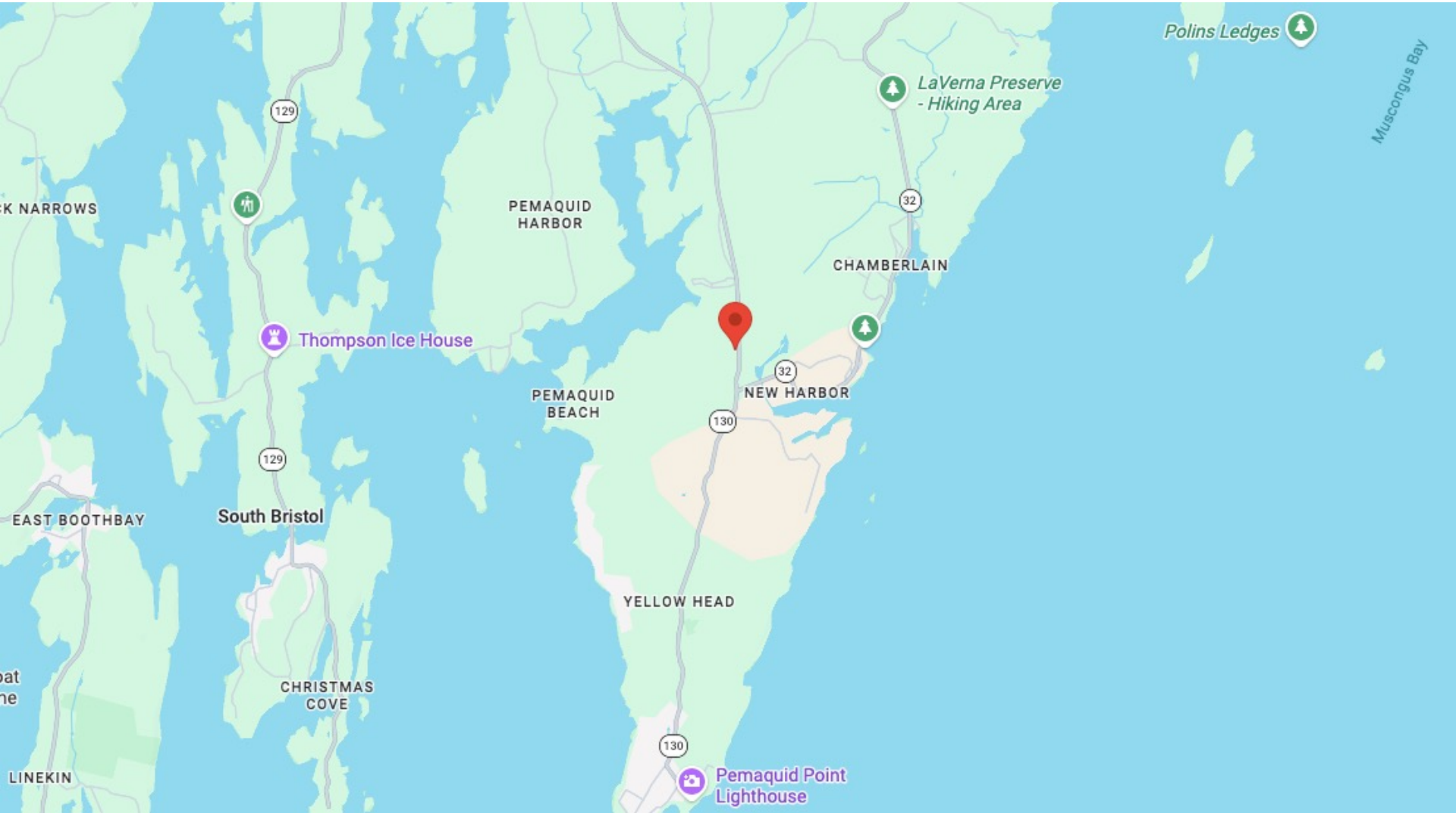


Rendering of Patio Potential



LOCATION HIGHLIGHTS

- 0.9 miles from the New Harbor Ferry
- 1.8 miles from Pemaquid Beach
- 2.2 miles from Colonial Pemaquid State Historic Site
- 3.5 miles from Pemaquid Point Lighthouse
- 12.5 miles from Damariscotta
- 1 hour and 15 minutes from Portland, ME



Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial nor its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Greater Portland in compliance with all applicable fair housing and equal opportunity laws.

KW Commercial
Keller Williams Realty
50 Sewall Street
Portland, ME 04102
207-879-9800



We obtained the information within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We may include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office is Independently Owned and Operated



CONTACTS

Nicholas Farrell

Hospitality Investment Specialist

C: 207.266.2370

Nicholas.farrell@kw.com

Robert Doak

Hospitality Investment Specialist

C: 772.696.6230

robertdoak@kw.com

David Costello

Commercial Investment Specialist

C: 207.754.7494

dcostello@rockwaterme.com

kw MAINE
KELLER WILLIAMS REALTY