

28 MAIN STREET - DIXFIELD

RETAIL/RESTAURANT BUILDING FOR SALE



PROPERTY TYPE: RETAIL/RESTAURANT

EXISTING BUSINESS NOT FOR SALE

BUILDING SIZE: 2,184+/- SF

LIGHTED INTERSECTION ON CORNER OF
BUSY ROUTES 2 AND 142

ACREAGE: .4+/- ACRE

76-SEAT DINING ROOM, KITCHEN, OFFICE,
STORAGE, WALK-IN COOLER AND FREEZER

ZONING: NO ZONING

TRAFFIC COUNT: 10,610 AADT23

ALL FF&E INCLUDED IN SALE PRICE

SALE PRICE: \$595,000



For more information contact:
DENNIS WHEELOCK or JAKE LEVESQUE
Dennis: 207-242-5588
dwheelock@balfourcommercial.com
Jake: 207-215-5812
jake.levesque@kw.com



KELLER WILLIAMS REALTY



COMMERCIAL & BUSINESS BROKERS

Each Office Is Independently Owned and Operated.

OWNER	R.W. MICHAUD PROPERTIES, LLC
PROPERTY TYPE	Retail/Restaurant
ZONING	No Zoning
TRAFFIC COUNT	10,610 AADT23
YEAR BUILT	1991; renovated in 2020
ACREAGE	.4+/- Acre
BUILDING SIZE	2,184+/- SF
PARKING	19 spaces in private lot
TAXES/YEAR	\$6,193.60 (2026-27)
BOOK/PAGE	5512/754
MAP/BLOCK/LOT	014-027
ROAD FRONTAGE	265+/- Ft (160 Ft on Main St and 105 Ft on Weld St)
UTILITIES: ELECTRIC	Circuit Breakers
GAS	Bottled
SEWER	Public
WATER	Public
HEAT SYSTEM	Forced Hot Air
FUEL	Propane
COOLING	Heat Pump

OVERVIEW

This well-maintained commercial property occupies a high-visibility corner lot at the lighted intersection of Routes 2 and 142 in Dixfield. Formerly a bank building, the property was extensively renovated in 2020 and is currently home to Sam's Italian Foods. The business will not convey with the property; however, all furniture, fixtures, and equipment are included in the sale.

The building features a 76-seat dining area, cashier counter, commercial kitchen, office, storage areas, and walk-in freezer and cooler. Its existing layout makes it well suited for a fast-casual restaurant, café, coffee shop, or similar concept, with additional potential for conversion back to a bank or other retail use.

Located along U.S. Route 2 in western Maine's River Valley region, Dixfield is a tight-knit community with convenient access to area recreation, including Mt. Blue State Park and several major western Maine ski destinations.

Dixfield FF&E List: Inventoried 9/15/2026

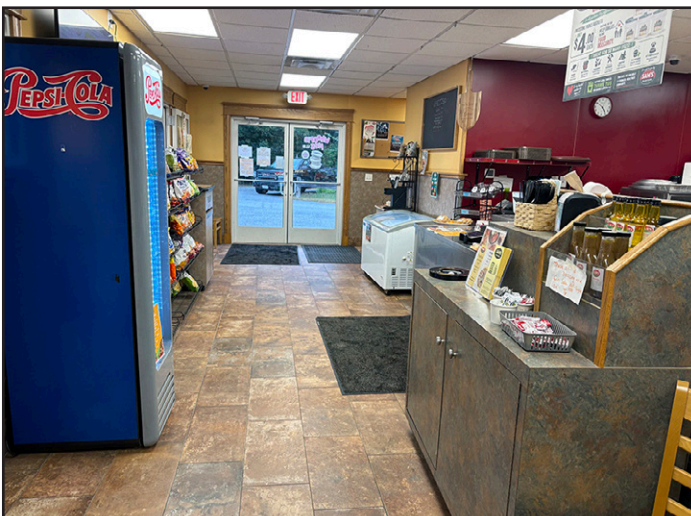
Line Item	QTY	DESCRIPTION
1	4	Dining Room Tables : Burgundy w/black edges; 2 seat square
2	13	Dining Room Tables : Burgundy w/black edges; 4 seat rectangle
3	64	Dining Room Chairs: Schoolhouse Style (throughout)
4	2	Child Highchair
5	2	Laminated Trash Bin with trash can insert
6	1	Laminated Reycle Bin with trash can insert
7	2	Open Sign Lighted
8	2	Fire Extinguisher
9	1	Metal Coffee Stand
10	1	Frozen Pie Chest (Ice Cream Chest)
11	1	Chalk Board
12	2	Chip rack (4 foot)
13	1	Pepsi Cooler Free Standing retro
14	1	Laminated Coffee Stand
15	1	Stainless Steel Table: Enclosed 3 sides w/ 2 SS undershelves
16	1	"Advantco" brand sandwich bar; 1 door *
17	1	"Advantco" brand sandwich bar; 2 door *
18	1	Stainless Steel Front Counter; 5-6 ft. enclosed front; 2 SS undershelf
19	1	Stainless Steel Front Counter Corner; Front SS Skirt; 1 SS undershelf
20	1	Stainless Steel Counter 4 ft.
21	1	Woodblock Table 6ft.; 1 SS undershelf
22	1	CTX WOW Oven Stack; 3 unit stack
23	1	Exhaust Hood with Screens
24	1	Pizza Order Ticket Wheel; mounted through suspended ceiling

* to be removed and collectively replaced with one 3 door unit from MarketPlace Mall location



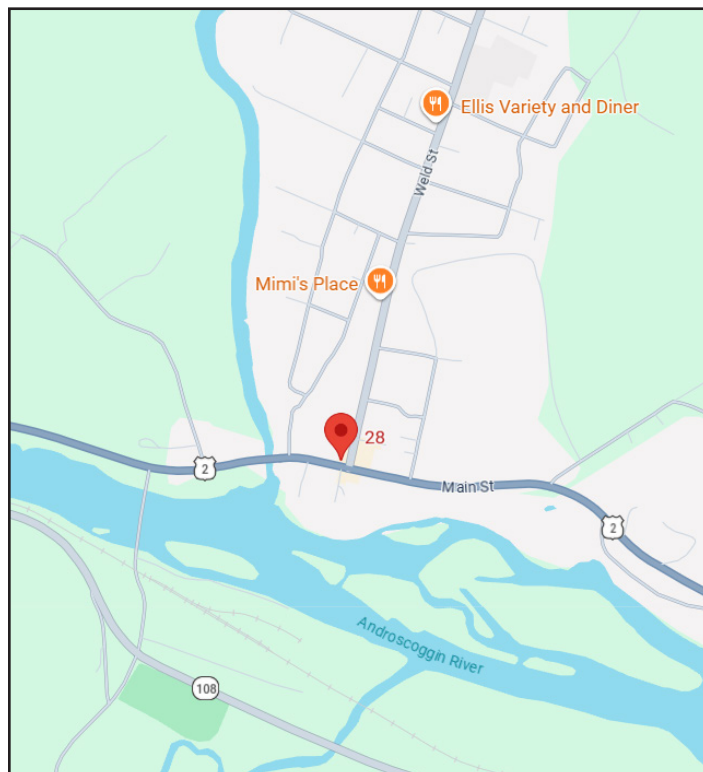
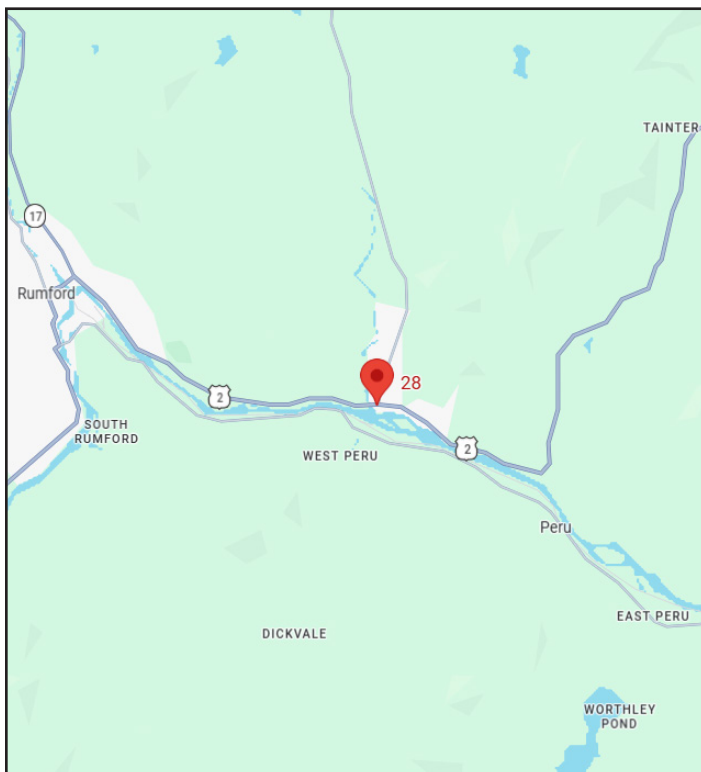
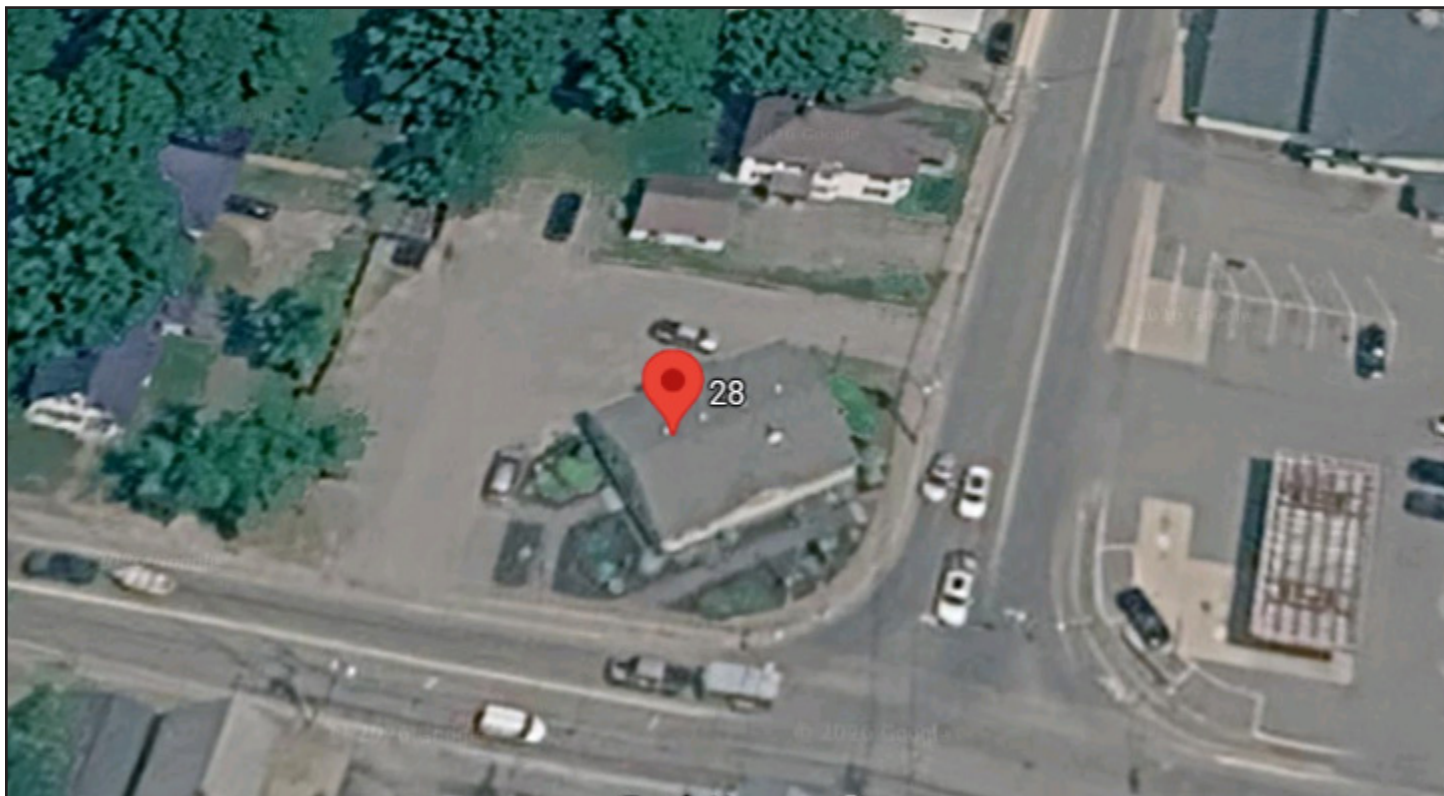
Line Item	QTY	DESCRIPTION
25	1	Delfield refrigerator: 1-door
26	1	Delfield refrigerator: 2-door
27	1	Stainless Steel Sink; 1 Bay; with Faucet and Sprayer Assembly
28	1	StarMax 2 Burner Stove Top with steel stove top plates
29	1	Heat Shield for Stove Top wall mounted
30	1	Stainless Steel Table for 2 burner stove top
31	1	Stainless Steel Insert for 3 bay sink to work table conversion (custom)
32	1	White Utility Shelf wall mounted over Delfield
33	1	Burgundy Utility Shelf wall mounted with 2 ticket holders
34	1	Burgundy Utility Shelf wall mounted back kitchen area
35	1	Amana commercial radar range; Model RC17S2; ser. # 1804140011; man. April 2018
36	1	Amana Commercial radar range; Model RC17S2; ser. # 2011120350; man. Nov. 2020
37	1	Delfield Sandwich/pizza bar; 6 ft. with inserts
38	1	Stainless Steel Bay Table with bay insert; center mount with control; 5 ft.
39	1	Onion King Slicer (green pepper slicer)
40	1	Tomatoe King Slicer
41	1	Large Stainless Steel Cooking Pot (water pot)
42	1	Stainless Steel Utility Table 2 ft. X 3 ft.; no undershelf
43	3	Greene storage shelves; wall mount above 3 bay sink
44	1	Stainless Steel sink; 3 bay with faucet
45	1	Stainless Steel Handwash Sink
46	1	Walk In Cooler with 4 display glass doors
47	1	Walk in Cooler Beverage shelving display unit with slides
48	3	Green Metro Rack set with shelves in walk in cooler
49	1	Walk In Freezer
50	4	Metro rack sets with shelves in walk in freezer

Line Item	QTY	DESCRIPTION
51	1	Built In Table Top shelf in office
52	4	White shelving units in office
53	1	Chair; schoolhouse in office
54	1	Burgundy wall mounted shelf by front counters
55	4	Wood shelves; green; in back room
56	2	Metro rack shelving unit in back room: 3 ft
57	1	Metro rack shelving unit in back room: 4 ft
58	1	Metro rack shelving unit in back room: 6 ft
59	1	Heavy Duty Steel Pallet shelving unit wth wood shelves: 8.5 ft
60	1	Rubbermaid mop bucket with ringer
61	1	Step Ladder: 6 ft
62	1	Step Ladder: 8 ft
63	1	Dry vaccuum
64	1	Gardall Safe
65	1	Canon Adding Machine
66	1	Chef Mate Meat Slicer; Model GC512; ser. # D17????185; Man. Date DM 2041
67	1	Large Food Scale
68	1	Hoshizaki Ice Machine
69	2	Hand Towel Holders
70	4	Hand Soap Dispenser
71	2	Hand Dryer
72	1	Stainless Steel Table; 5 ft. with can opener base; 2 SS shelves; with wheels
73	1	manual can opener
74	2	Trash Can; Slim Jim
75	1	Fire Extinguisher Large



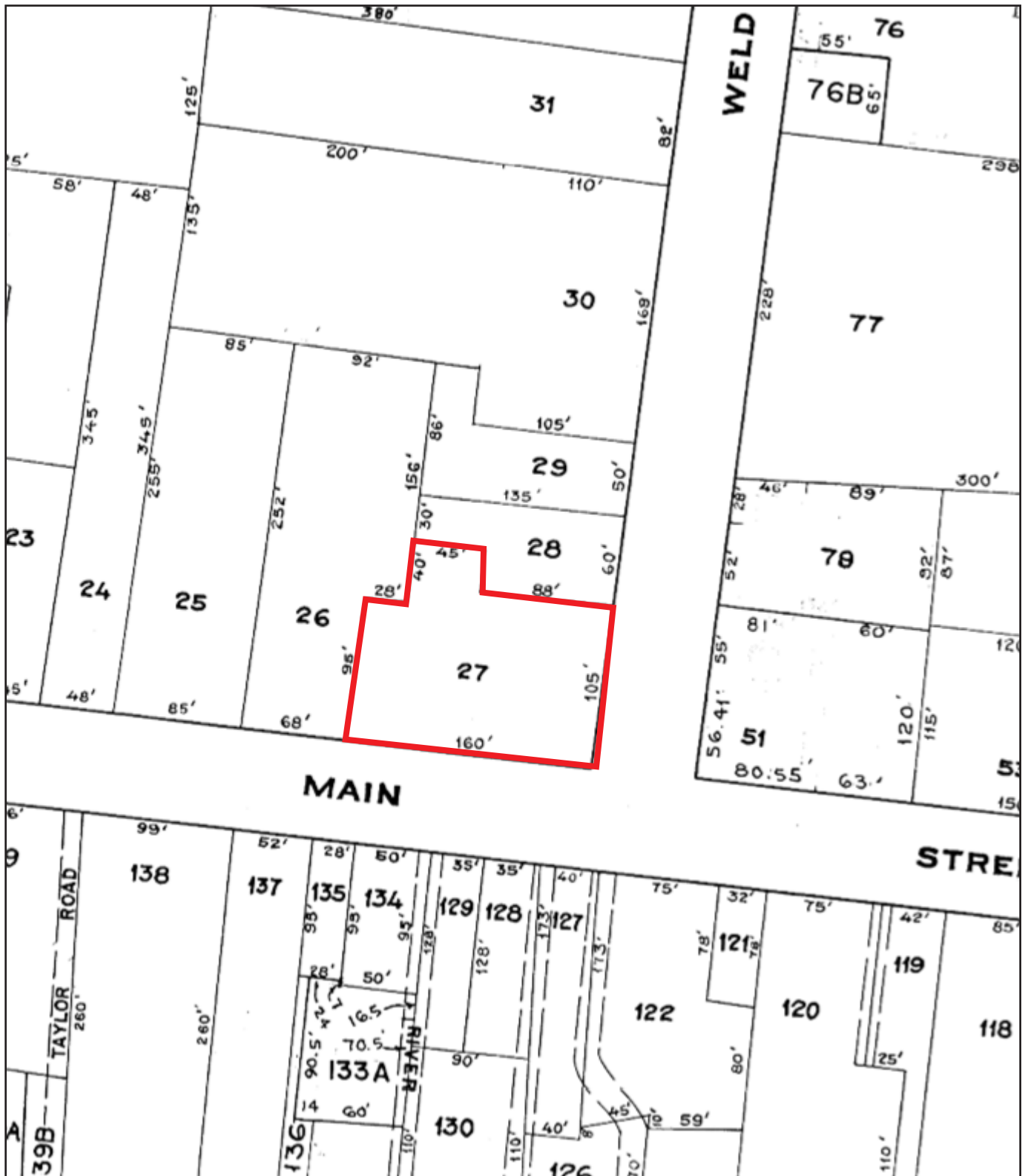
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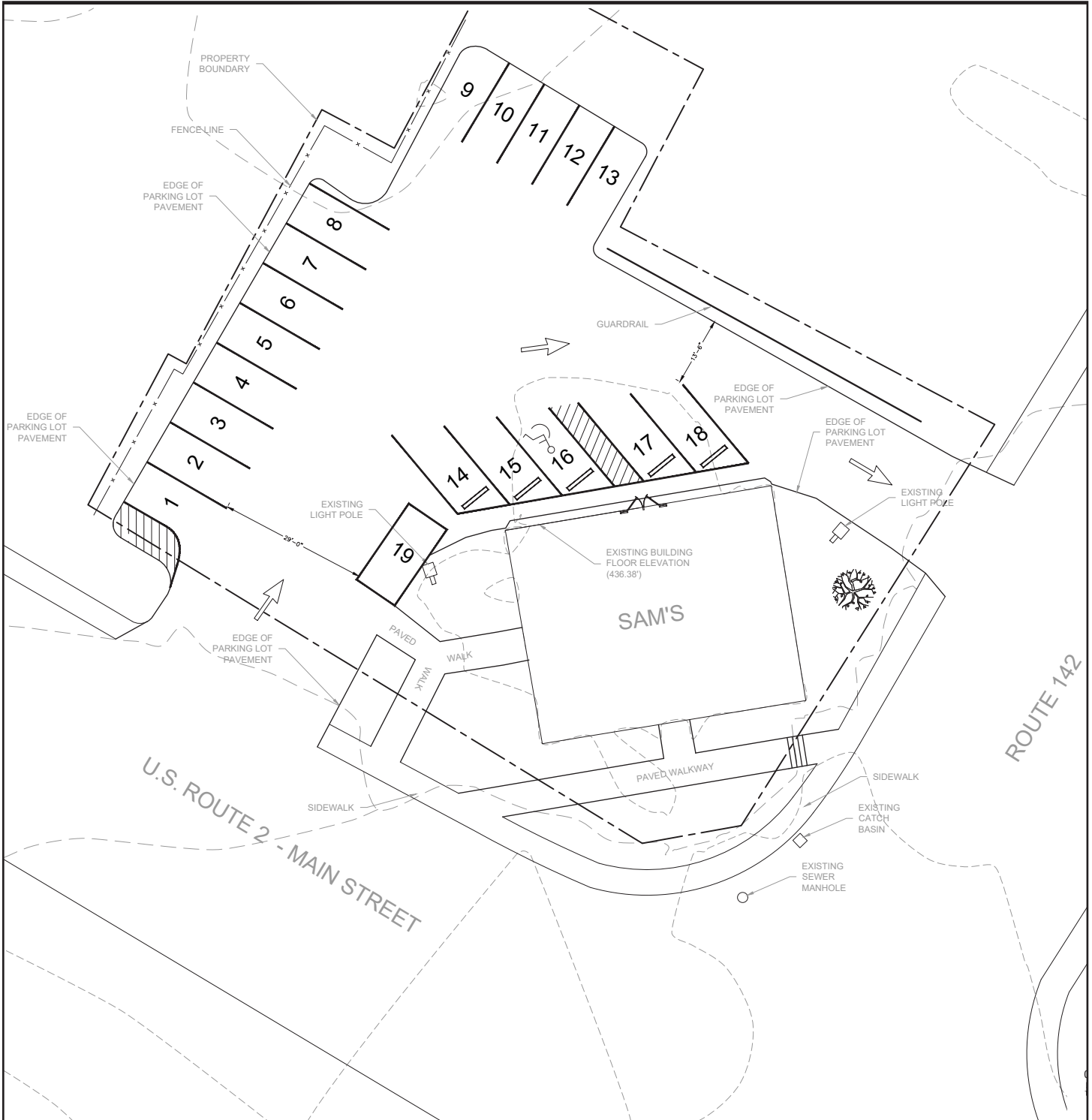


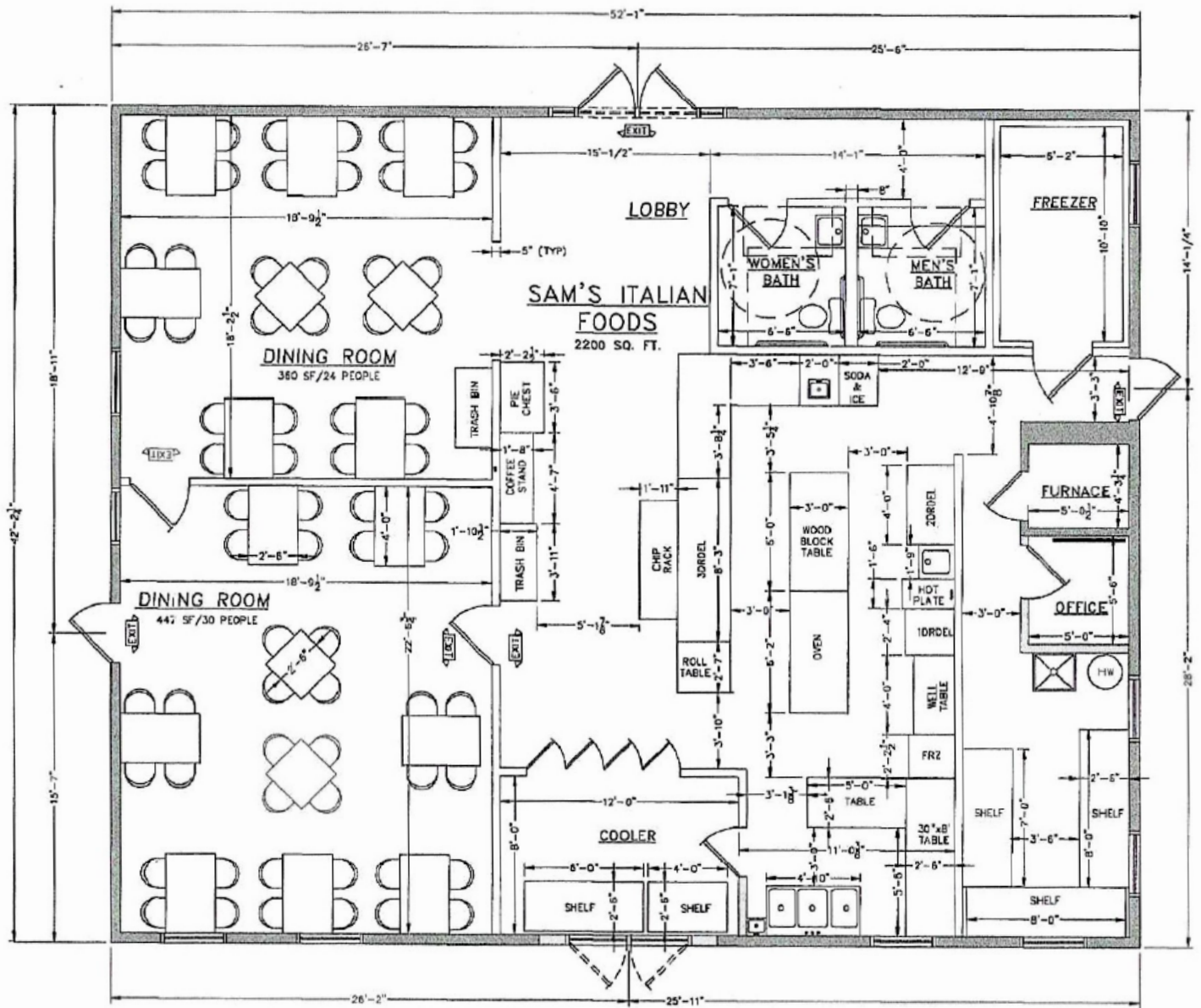
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28 MAIN STREET - DIXFIELD SITE PLAN





PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

Note: this drawing may not be to scale and is for representational purposes only.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency