

OFFERING MEMORANDUM

289 COMMON ROAD, UNION, ME 04862

Real Estate and FF&E For Sale

THE BOULOS COMPANY

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Boulos Company. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The Boulos Company. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or The Boulos Company.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to The Boulos Company.

DISCLAIMER

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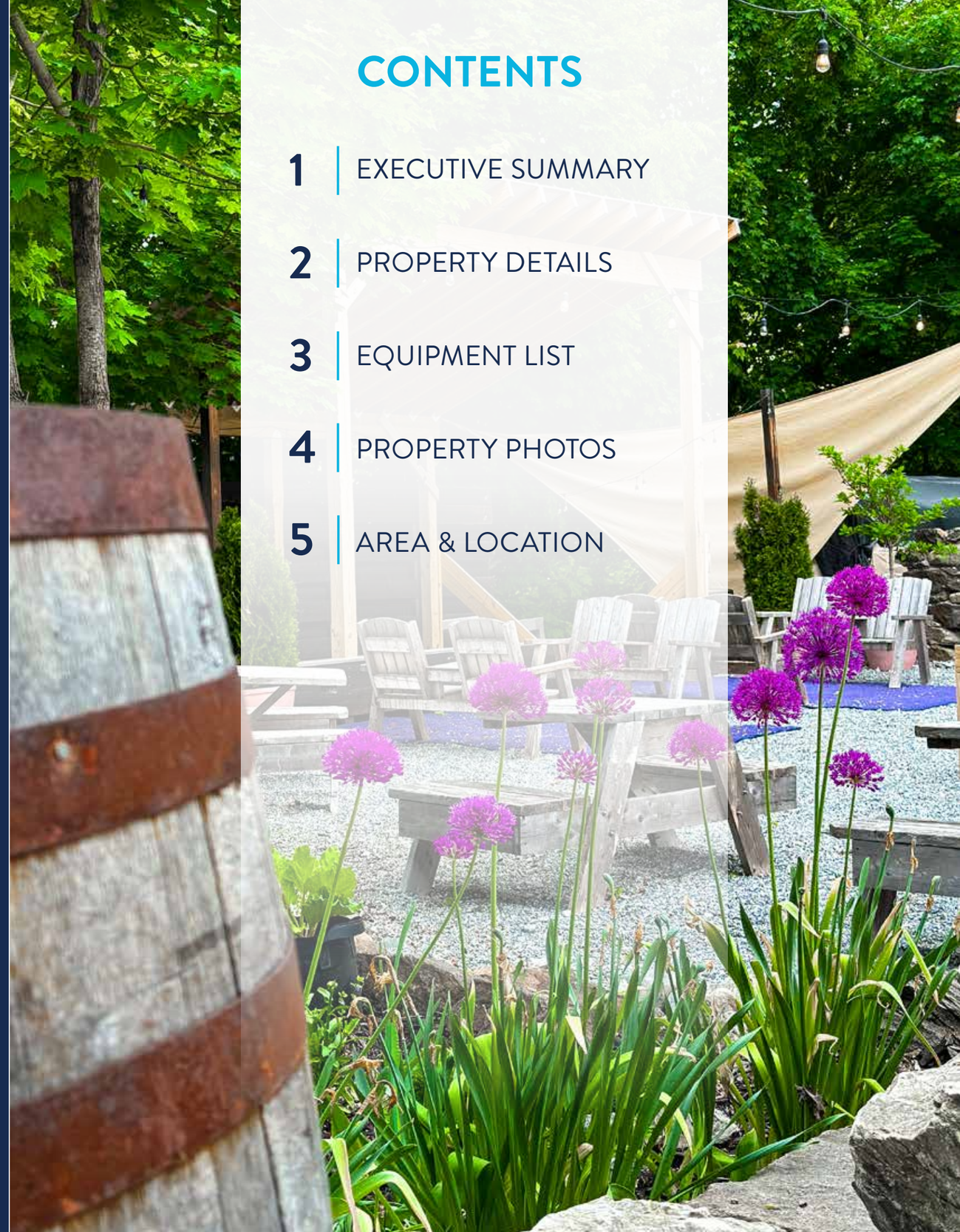
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1 | EXECUTIVE SUMMARY

289 COMMON ROAD UNION

Built in 1835 and fully renovated since 2019, the property is located on Union's Common and blends historic New England charm with modern functionality, with an opportunity for a new owner to live upstairs and bring their vision to a supportive community and great opportunity for a new restaurant concept in Midcoast Maine.

The first floor dining area features a wrap-around porch, wide floorboards and trim work, and historic touches along with 40 indoor seats, a 12-tap bar area, and full commercial kitchen with 12' hood. The outdoor beer garden features 50 seats and a small stage used for live entertainment in summer and fall months.

The second floor apartment features 3 bedrooms, including a large finished attic space, updated finishes, and stunning sunset views.

Goodwill and name will not convey, real estate and FF&E included in the transaction.

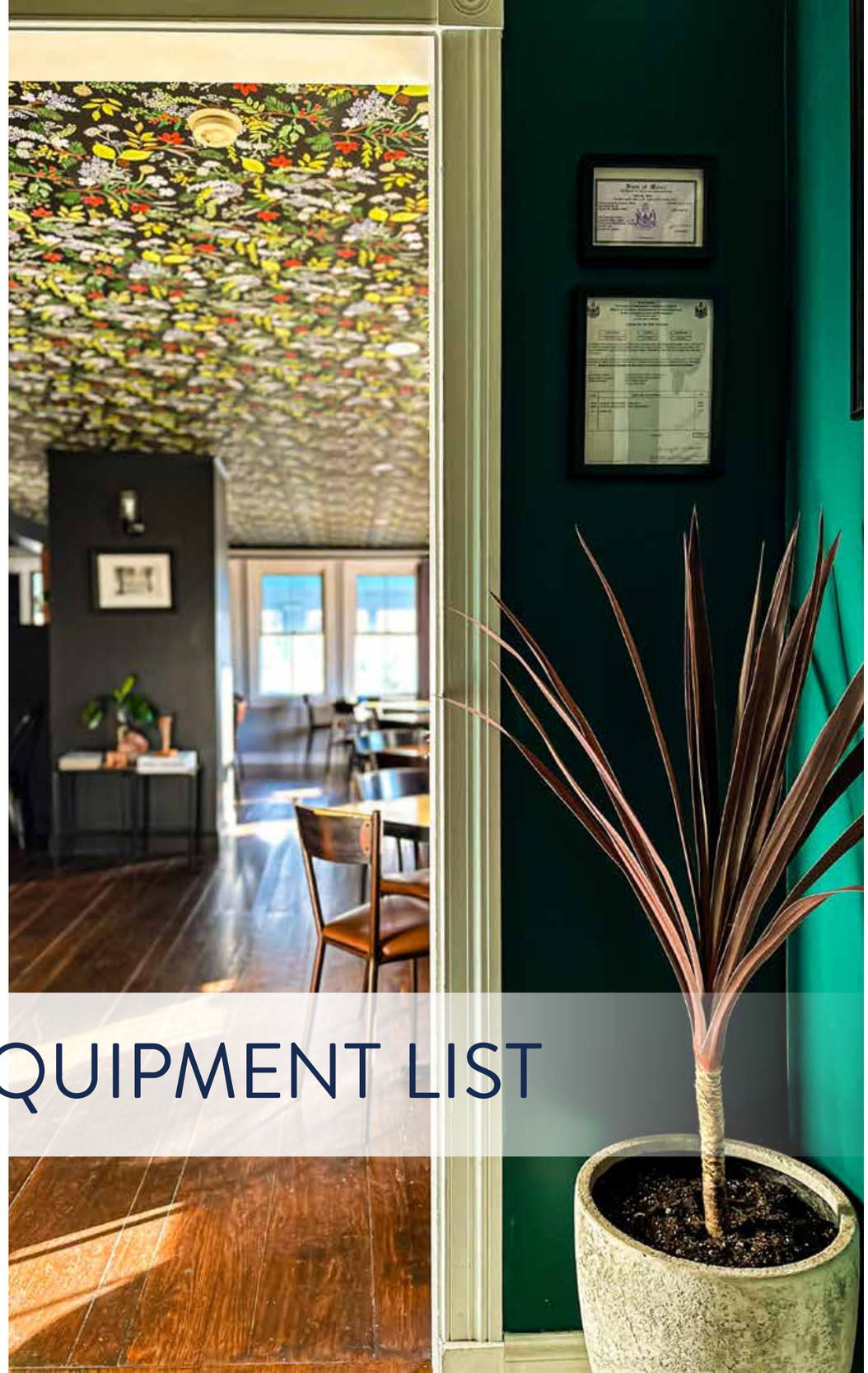




2 | PROPERTY DETAILS



OWNER OF RECORD	Berkley Investments, LLC
DEED REFERENCE	5396/299
ASSESSOR'S REFERENCE	Map 24, Lot 14
BUILDING SIZE	3,745± SF
LOT SIZE	1.25± AC
LOT FRONTAGE	200' along Common Road
YEAR BUILT	1835
YEAR RENOVATED	2021
# OF STORIES	Three (3)
RESTROOMS	Three (3) total; two (2) in restaurant, one (1) full bath upstairs in apartment
UTILITIES	Public water, private sewer
HEATING/COOLING	Propane boiler (2024), radiator distribution. Heat pumps installed 2021/22.
POWER	200 amp service
PARKING	Four (4) on-site and public parking out front in-common
AREA BUSINESSES	Common Market & Common House of Pizza
AREA AMENITIES	Located on Union Common. One of two year-round full-service restaurants within a 5-mile radius
LOCATION	15 minutes to Rockland, 25 minutes to Augusta
SALE PRICE REDUCED	~~$895,000~~ **$825,000**



3 | EQUIPMENT LIST

RESTAURANT KITCHEN
- Stainless 3 bay sink
- Metal shelving in dish pit
- Manitowok ice maker
- Stainless tables on wheels (3)
- Stainless equipment tables (2)
- Convection oven
- Heat lamps
- Table top steam tables (3)
- Microwaves
- 96” Omcan beer fridge
- 48” True sandwich fridge
- 27” True sandwich fridge
- 36” Omcan fridge
- Stainless pitco fryer (2)
- 24” stainless tabletop flattop (2)
- 24” stainless Star charbroiler
- 36” tabletop six burner range
- 36” stainless wire shelf (3)
- Robotcoupe food processor
- Hobart deli slicer
- Mahlkonig coffee grinder
- Immersion blender
- 8qt kitchen aid
- Heat pump
- Star receipt printer
- Pots/pans
- Dishware/silverware

DRY STORAGE
- Stainless tables on wheels (4)
- 72” stainless table

WALK-IN COOLER
- 48” shelving unit (4)
- Stainless table on wheels
- LG air conditioning unit
- Cool Bot system
- Stainless speed rack

BARN
- 36” shelving unit (4)
- 60” chest freezer (2)
- 26” chest freezer (3)

DINING ROOM
- Wood top metal based tables (11)
- Upholstered chairs (40)
- Upholstered barstools (9)
- Heat pumps (2)
- 12-tap draft system
- Cask tap
- Square POS x2
- Mini ipads with square reader (2)
- Portable square terminal
- 48” stainless table
- Cash register
- 15ft. bar top
- 10ft. back bar top
- 30” television
- Glassware
- Surround sound speakers
- Phone system
- Epson receipt printer
- Star receipt printer
- Asus wifi extender nodes

FRONT PORCH
- Counter top bars (2)
- Leather barrel chairs (3)
- Side tables (2)
- Metal chairs (12)

LARGE BATHROOM
- Porcelain toilet
- Vanity
- Handicap hand rails
- Baby changing table
- Toilet paper dispenser
- Paper towel shelf/basket

SMALL BATHROOM
- Porcelain toilet
- Vanity
- Toilet paper dispenser
- Paper towel shelf/basket

BEER GARDEN
- 2 top wooden table (17)
- 10 top wooden table (2)
- Stage pavilion
- String lighting

APARTMENT
- Heat pump
- GE washer
- GE dryer
- GE propane range
- GE fridge
- GE microwave
- Rinnai propane heater
- Living room couches
- Living room table
- Table stools
- Kitchen bar stools

















4 | PROPERTY PHOTOS





5 | AREA & LOCATION

THE BOULOS COMPANY

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