

FOR SALE • BUSINESS AND REAL ESTATE

Kimberly's Restaurant and Lounge • 64 Main Street • Richmond, ME



- Currently Kimberly's Restaurant and Lounge
- Indoor seating, lounge and outdoor seating
- Highly visible location with traffic counts on Main Street of 5,160± cars/day (AADT, 2023)
- Two apartment units
- FF&E included in sale. Financials available with signed NDA. See Broker for details.

REAL ESTATE SALE PRICE: \$765,000



Cheri Bonawitz, CCIM
O 207.558.2122
C 207.240.6844
Cheri@malonecb.com

PROPERTY SUMMARY

64 Main Street • Richmond, ME

Site Info

OWNER:	KRC LLC
DEED:	Book 2020, Page 767
ASSESSOR:	Map U02, Block 126, Lot 01
LOT SIZE:	0.12± AC
SIGNAGE:	Pylon and on building
PARKING:	Ample on-site
ROAD FRONTAGE:	47'± on Main St.
TRAFFIC COUNT:	5,160± cars/day (AADT, 2023) on Main Street
ZONING:	Main Street Commercial
PROPERTY TAXES:	\$1,216 (2025)



Building Info

BUILDING SIZE:	4,348± SF
APARTMENT INFO:	1 Bedroom, 1 Bath LEASE RATE: \$1,000/mo 1 Bedroom, 1 Bath LEASE RATE: \$1,500/mo
YEAR BUILT:	1900
CONSTRUCTION:	Wood frame
ROOF:	Metal/tin
SIDING:	Vinyl
FLOORING:	Hardwood
ELECTRICITY:	Circuit breakers
HVAC:	Propane, heat pumps
UTILITIES:	Public water & sewer
KITCHEN:	Yes, commercial kitchen
RESTROOM:	Two (2) bathrooms
SPRINKLER:	No

INTERIOR PHOTOS

64 Main Street • Richmond, ME



INTERIOR PHOTOS

64 Main Street • Richmond, ME



APARTMENT PHOTOS

64 Main Street • Richmond, ME



APARTMENT PHOTOS

64 Main Street • Richmond, ME



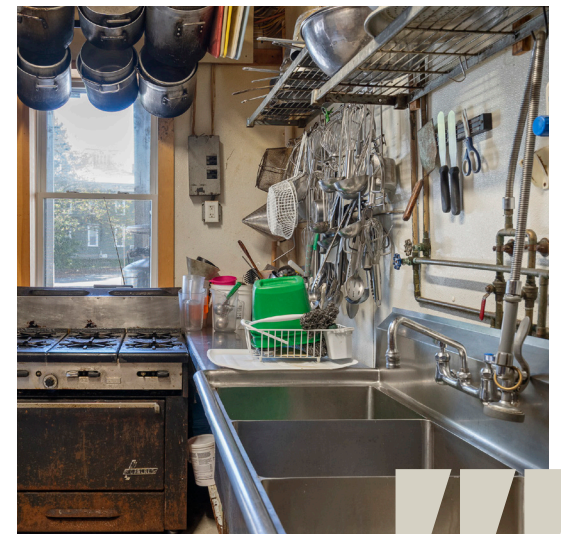
KITCHEN PHOTOS

64 Main Street • Richmond, ME



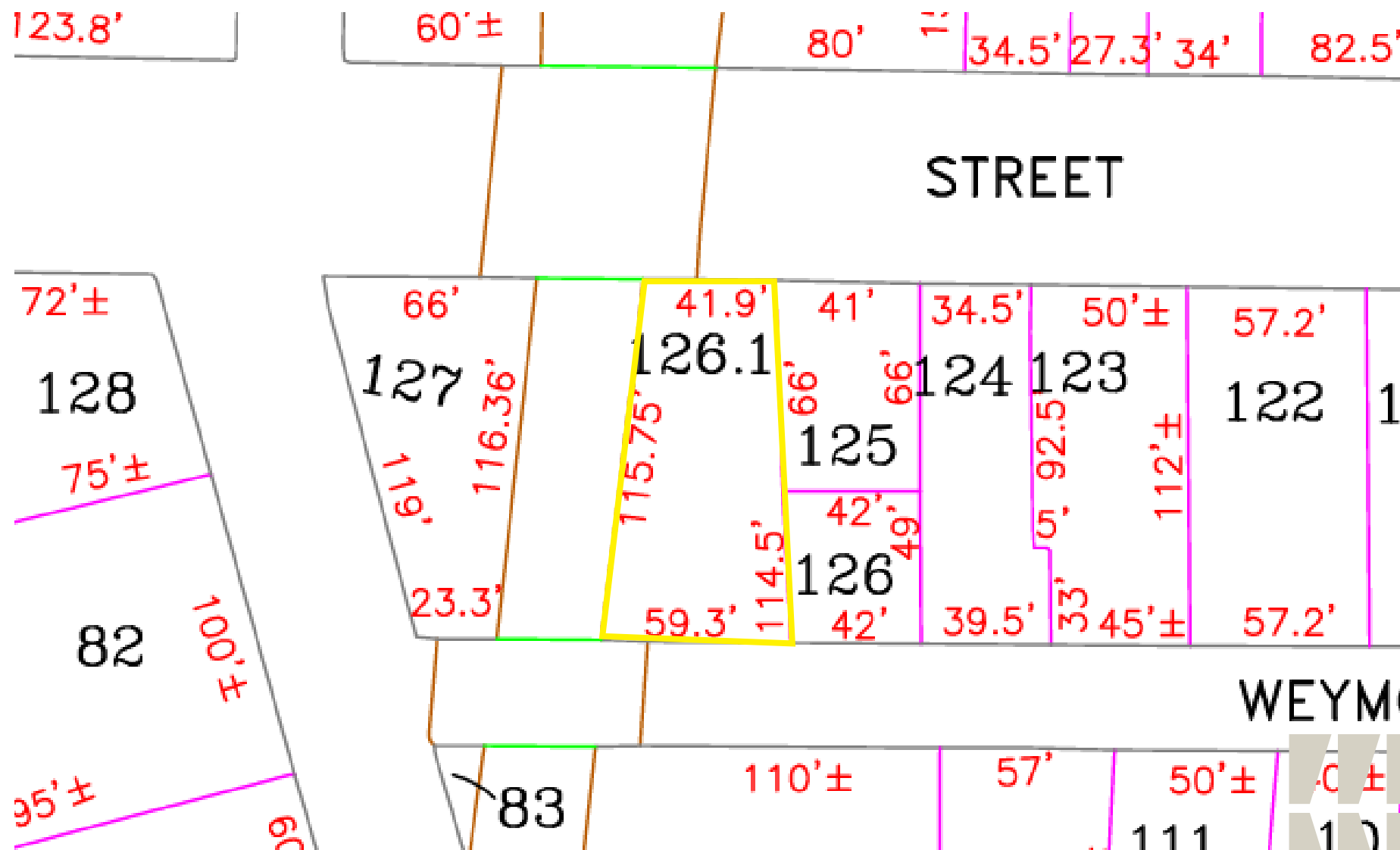
KITCHEN PHOTOS

64 Main Street • Richmond, ME



TAX MAP

64 Main Street • Richmond, ME



LOCATION MAP

64 Main Street • Richmond, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.