FOR SALE • BUSINESS AND REAL ESTATE

The Village Inn and Tavern • 157 Main Street • Belgrade, ME

MALONE
COMMERCIAL BROKERS

Welcome to The Village Inn & Tavern, an iconic waterfront property in the heart of Belgrade Lakes Village offering a rare opportunity to own one of Maine's premier hospitality destinations. Situated on approximately 0.89± acres with 250± feet of waterfront on Long Pond and Mill Stream providing access to Great Pond.

The property features 8-10 guest rooms, an owner's residence, a waterfront restaurant and tavern, multiple indoor and outdoor dining areas, private docks with 8 seasonal boatslips on Great Pond and 1-2 seasonal slips on Long Pond, expansive event lawns, and ample on-site parking. Located within walking distance of Belgrade Lakes Village shops, golf, boating, and year-round recreation, this is a truly irreplaceable waterfront asset in one of Maine's most desirable lake destinations.

Fully licensed, turnkey & grandfathered which offers a noteworthy portfolio investment opportunity with differentiated de-risked income streams which all provide a passive income investment versus the operational overhead of running a restaurant.

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PROPERTY SUMMARY

157 Main Street • Belgrade, ME

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Building Details

OWNER:	Blueberry Island Holding Company LLC
BUILDING SIZE:	Tavern: 6,405± SF Inn: 4,260± SF Basement: 1,200± SF Total: 11,865± SF
DEED:	Book 14995, Page 191
ASSESSOR:	Map 26, Lot 6 & 22
LOT SIZE:	0.89± AC
YEAR BUILT:	1899; renovated 2014
CONSTRUCTION:	Wood frame
ROOF:	Asphalt
SIDING:	Clapboard, vinyl & wood
PARKING:	14± spaces
UTILITIES:	Drilled well; septic system
SIGNAGE:	Pylon sign
ZONING:	Limited Commercial District
PROPERTY TAXES:	$14,108 (2025)
SALE PRICE:	~~$2,695,000~~ $2,100,000

OM with an exceptional pro forma NOI and cap rate is available on request. All furniture, fixtures and equipment (FF&E) convey except items specifically identified on Seller's Exclusion List.

HISTORY
The Village Inn and Tavern

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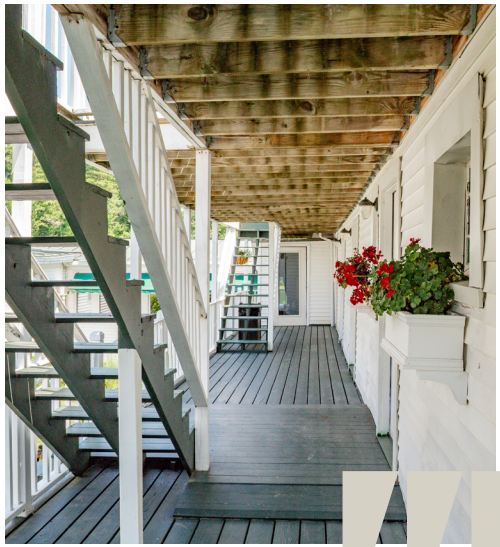
History of The Village Inn and Tavern

The Village Inn and Tavern in Belgrade Lakes, Maine, has a long and storied history rooted in the region's lakefront tradition. It first opened its doors in 1921 as The Locust House, a rustic hunt-country lakefront hotel owned by Ed Megill, a local guide who had moved to Belgrade shortly after 1900. The Locust House catered to sportsmen and hardy tourists seeking fishing guides, fine food, and lodging amid the pristine lakes and woodlands of the Belgrade Lakes region.

During the 1920s, the Belgrade Lakes became a popular summer escape for the wealthy and famous, drawing figures such as cosmetics magnate Elizabeth Arden and the L.L. Bean brothers, who owned camps nearby. The area's charm and natural beauty also inspired writers like E.B. White, whose fishing memories influenced his essay Once More to the Lake, and Ernest Thompson, whose Academy Award–winning screenplay On Golden Pond immortalized Great Pond in Belgrade.

In the 1960s, Paul Provandie, a longtime summer visitor, bought the Locust House and spent two years renovating it. In 1969, the building reopened as The Village Inn, introducing its now-famous 12-Hour Roast Duck recipe and pies made by Provandie's wife, Priscilla. This dish, introduced in 1962, has since become a national tradition, with The Village Inn selling more whole roast duck entrees than any other restaurant in the U.S.

The inn has remained a central part of Belgrade Lakes life, serving as a dining and lodging destination for generations. Its waterfront setting, historic architecture, and preservation of its signature dishes have made it a beloved landmark in the region. Today, it continues to celebrate its 100th anniversary as an inn, maintaining its legacy while adapting to modern hospitality needs.



EXTERIOR PHOTOS

The Village Inn and Tavern

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TAVERN PHOTOS

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INN PHOTOS

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OWNER'S RESIDENCE PHOTOS

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KITCHEN PHOTOS

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AERIAL

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