

434 EASTERN AVENUE - AUGUSTA

MIXED USE RESTAURANT BUILDING FOR SALE



PROPERTY TYPE: MIXED USE RESTAURANT

HIGH TRAFFIC ROUTE 17 LOCATION

BUILDING SIZE: 3,658+/- SF

60 SEAT RESTAURANT & 2 BR APARTMENT

ACREAGE: .84+/- ACRE

WELL MAINTAINED BUILDING

ZONING: RRES - RURAL RESIDENTIAL

ALL FF&E INCLUDED IN SALE PRICE

TRAFFIC COUNT: 9,430 AADT23

SALE PRICE: \$495,000



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



**Magnusson
Balfour**
COMMERCIAL & BUSINESS BROKERS
Each Office Is Independently Owned and Operated.

OWNER	James Lucas Jr. & Cathy Lucas
BEST OR CURRENT USE	Mixed Use: Restaurant with Apartment
ZONING	RRES - Rural Residential
TRAFFIC COUNT	9,430 AADT23
YEAR BUILT	1930
ACREAGE	.84+/- acre
BUILDING SIZE	3,658+/- SF total: 2,769+/- SF restaurant with 889+/- SF apartment
PARKING	38+/- space private parking lot
TAXES/YEAR	\$6,932.86 (2026/27)
BOOK/PAGE	14392/187
MAP/BLOCK/LOT	11/ 271/ A
ROAD FRONTAGE	189+/- Ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER	Private
WATER	Public
HEAT SYSTEM	FHA; natural gas
COOLING	HVAC

OVERVIEW

Located along busy Route 17, this versatile commercial property presents an excellent opportunity for an owner-operator or investor. Currently home to the Countryside Diner, this well maintained building features a 2,769+/- SF restaurant with seating for approximately 60 guests, ramp access, and all furniture, fixtures, and equipment included in the sale price. Buyers may continue the existing restaurant use or explore reconfiguring the space for another commercial use.

The property has received numerous improvements, including new insulation and smooth, flat ceilings throughout the entire building. Additional restaurant updates include new flooring in the customer areas and bakery, tiled kitchen and dishwashing areas, new kitchen walls, fresh paint, and updated wall coverings.

An 889+/- SF, 2-BR apartment is located on the second floor, providing additional income. The apartment includes a recently replaced refrigerator and washer and dryer. It is currently occupied by a long-term tenant whom the seller would prefer to remain.

ASSETS INCLUDED IN SALE

ALL TABLES AND CHAIRS	DOUBLE STACKED CONVECTION OVENS
DINING ROOM DÉCOR	BUILT IN WALK IN FRIDGE
POS SYSTEM	BUILT IN WALK IN FREEZER
SMALL UPRIGHT FREEZER	DISHWASHER AND ALL COUNTERS
LARGE DOUBLE DOOR FRIDGE	ALL WORK TOP SPACES
KEGERATOR WITH 6 TAPS	REFRIGERATED LIGHT UP BAKERY DISPLAY
10 BURNER STOVE WITH 2 OVENS	ALL OTHER BAKERY DISPLAYS
5 FOOT GRILL WITH TABLE	FLOOR MODEL 30 QT MIXER
CONVEYOR TOASTER	OVEN RACKS ON WHEELS
WORKING COUNTER TOP WITH 6 DRAWER FREEZER	2 HOT HOLDING 6FT
2 MICROWAVES	AUTOMATIC BREAD SLICER
REFRIGERATED COLD FOOD BAR	ALL DRY STORAGE CONTAINERS ON WHEELS
COUNTER TOP WITH DOUBLE DOOR FRIDGE BELOW	SEVERAL PANS AND CAKE PANS
SEVERAL POTS, PANS, AND KITCHEN UTENSILS	UTENSILS
CAN OPENER	SELECT BAKERY ITEMS (OWNERS WILL RETAIN SOME)
CAN RACK	APARTMENT APPLIANCES
2 FLOOR MODEL DEEP FRYERS	ALL REMAINING FOOD/SUPPLY INVENTORY

ASSETS EXCLUDED FROM SALE

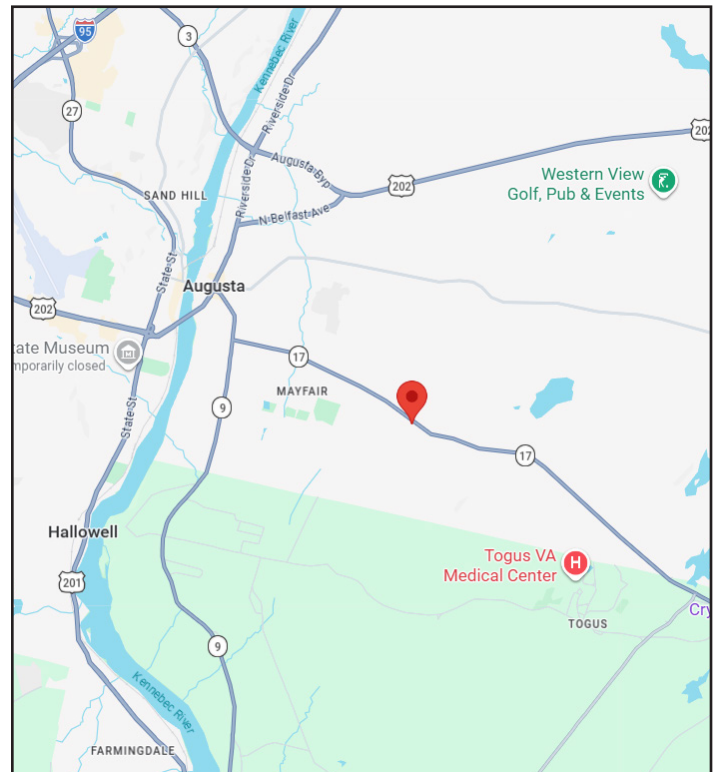
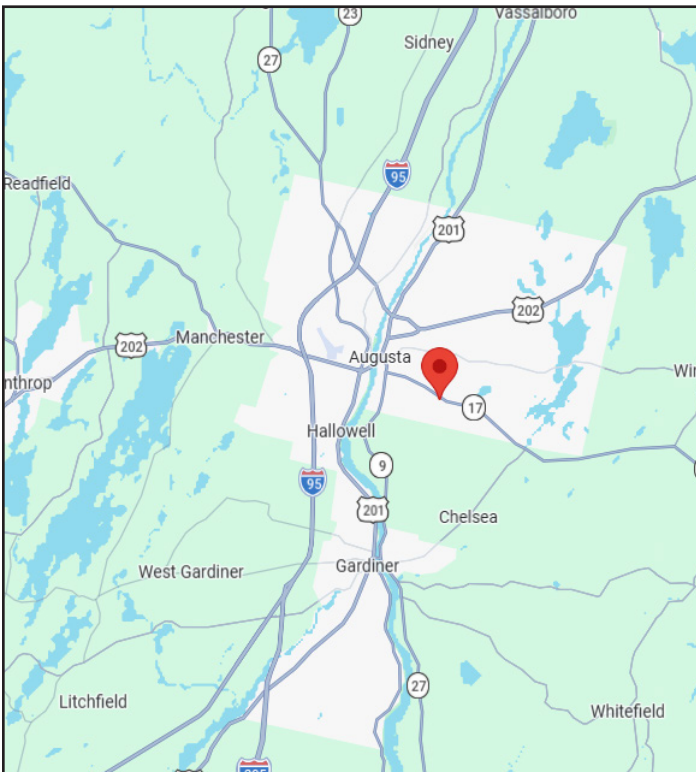
USED FRY OIL CONTAINER (OUTSIDE)	PEPSI JUICE MACHINE AND DRINK DISPENSER
4 PEPSI COOLERS	SELECT BAKERY ITEMS
PEPSI FOUNTAIN	





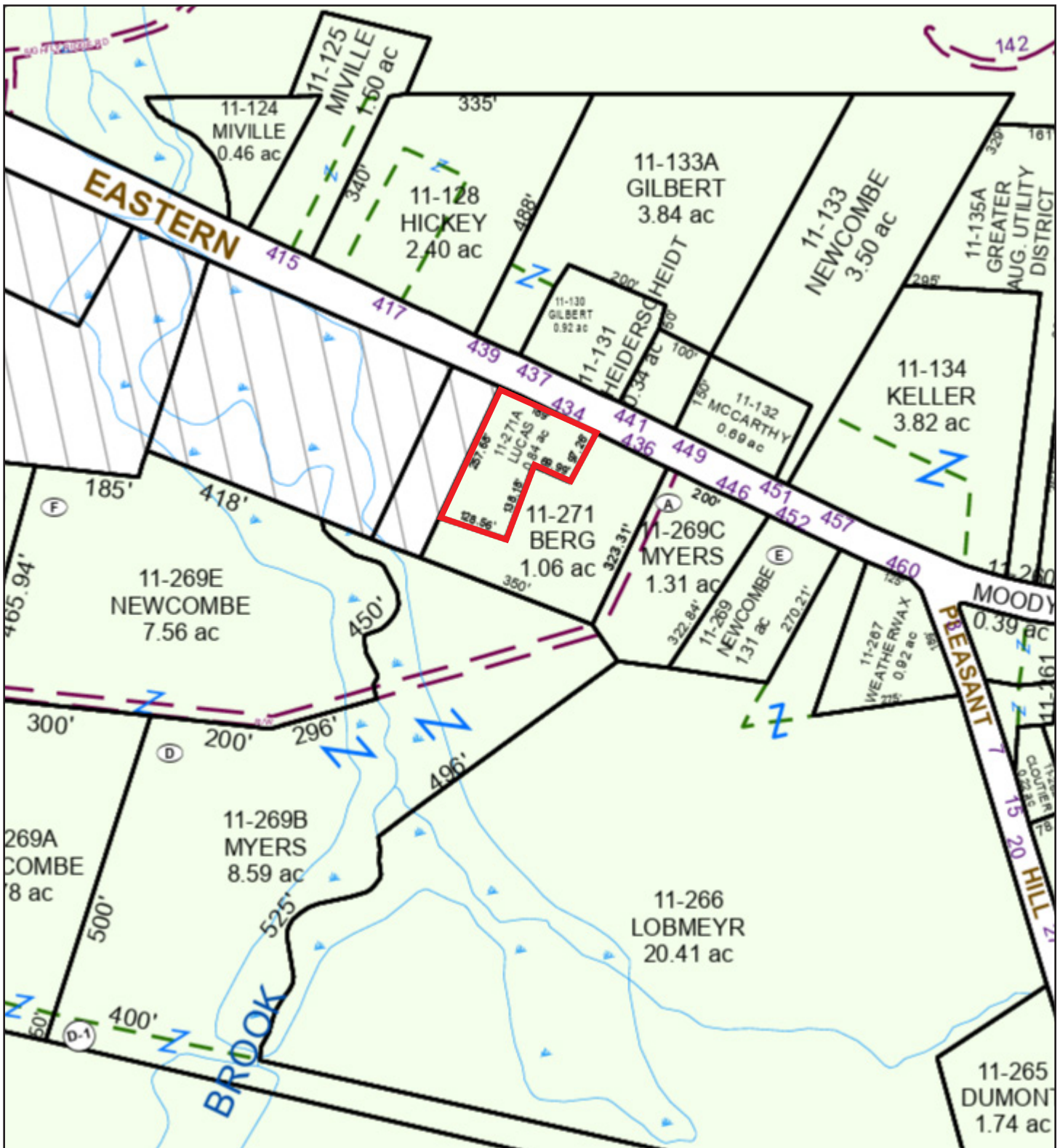
50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

The information in this profile has been provided by the client. Magnusson Balfour Commercial & Business Brokers, a division of Keller Williams Realty - makes no representations as to its accuracy. This profile is for the confidential use of the individual to whom it has been given. Interested parties are advised to conduct their own investigation to accuracy of information and consult with their appropriate financial, legal, or business advisors. Each Office Is Independently Owned and Operated.



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

The information in this profile has been provided by the client. Magnusson Balfour Commercial & Business Brokers, a division of Keller Williams Realty - makes no representations as to its accuracy. This profile is for the confidential use of the individual to whom it has been given. Interested parties are advised to conduct their own investigation to accuracy of information and consult with their appropriate financial, legal, or business advisors. Each Office Is Independently Owned and Operated.





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