FOR SALE | NEW CONSTRUCTION WEDDING VENUE ON 47 DEVELOPABLE ACRES

MOONLIT RIDGE ESTATES | 439 GORE ROAD, OTISFIELD, ME 04270

PRICE IMPROVED



THE BOULOS COMPANY

PROPERTY **HIGHLIGHTS**

- Newly constructed (2023) wedding and event venue with outdoor pavilion and accommodation for eight (8) guests.
- Situated on 47.27± acres with potential for residential subdivision with Planning Board approval (2-acre lot minimum).
- 6.7-mile drive to Oxford Casino Hotel (107 rooms) and Hampton Inn (93 rooms).
- Strong existing business with potential for expansion through ancillary events and additional marketing. Financials available.
- All FF&E included in sale price.
- **Offered at: ~~$3,600,000~~ $2,900,000**



PROPERTY **DETAILS**

OWNER	Fusion Home Loans
DEED REFERENCE	Book 5689, Page 346
ASSESSOR'S REFERENCE	Map R04, Lot 21
LOT SIZE	47.27± AC
LOT FRONTAGE	1500' along Gore Road
ZONING	Residential/Subdivision
TOTAL BUILDING SIZE	9,400± SF
YEAR BUILT	2023
NUMBER OF STORIES	Two (2)
HEAT SYSTEM	Heat pumps (installed in 2023)
UTILITIES	Private water & sewer
SPRINKERS	Dry system
POWER	200 Amps
RESTROOMS	Eight (8) total
PARKING	On-site
PROPERTY TAXES	$14,739.14/year (FY 2025-2026)
SALE PRICE	~~$3,600,000~~ $2,900,000
CAP RATE	8.99%
NOI	$260,728.00



BARN & PAVILION













LUNA LOUNGE













HARBOR'S **HIDEAWAY**



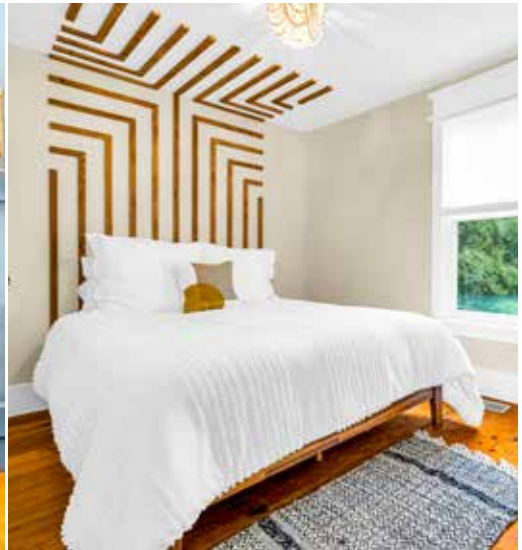














NEWLYWED **SUITE**















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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.