

FOR SALE • BUSINESS AND REAL ESTATE

Northstar Coffee • 37 Water Street • Lubec, ME



PRICE REDUCTION



- Easternmost coffee shop in the contiguous United States
- Prime waterfront location in downtown Lubec
- Serves coffee, breakfast and lunch items, and locally made Downeast goods
- Turnkey opportunity in one of Maine's most distinctive coastal communities
- Positioned to benefit from the \$25.7 million Lubec Safe Harbor waterfront redevelopment
- FF&E included; inventory sold separately. Financials available with signed NDA

BUSINESS & REAL ESTATE SALE PRICE: ~~\$650,000~~ \$630,000



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PROPERTY SUMMARY

37 Water Street • Lubec, ME

Building Details

OWNER:	Maria Kline
BUILDING SIZE:	2,200± SF
ASSESSOR:	Map 15, Lot 61
LOT SIZE:	0.04± AC
YEAR BUILT:	1900
CONSTRUCTION:	Wood frame
ROOF:	Asphalt shingle
SIDING:	Clapboard
ELECTRICITY:	Circuit breakers
HVAC:	Baseboard heat; oil & propane
UTILITIES:	Municipal water/sewer
RESTROOM:	Yes
SIGNAGE:	On building
ZONING:	Residential

Own a one-of-a-kind waterfront business in the heart of Lubec, home to the easternmost coffee shop in the contiguous United States. Ideally positioned just across the channel from Canada, this well-established destination offers specialty coffee, fresh food, and a thoughtfully curated selection of Downeast Maine goods.

Located directly on the waterfront, the property is poised to benefit from the Town of Lubec's planned \$25.7 million Safe Harbor Project, a transformative infrastructure investment designed to enhance the harbor, improve waterfront access, and support long-term economic growth. This significant public investment is expected to further strengthen the area's appeal to both residents and visitors.

The sale includes the furniture, fixtures, and equipment (FF&E), allowing for a seamless transition to new ownership. Inventory is excluded from the sale. Financial information is available to qualified buyers upon execution of a non-disclosure agreement (NDA). Contact the listing broker for additional details.



KITCHEN PHOTOS

37 Water Street • Lubec, ME



APARTMENT PHOTOS

37 Water Street • Lubec, ME



FF&E AND IMPROVEMENTS

Northstar Coffee



Equipment List

- Fridges x 2 (one in kitchen and one in cellar)
- Dorm fridges x2 (both in barista station)
- Merchandising refrigerator in dining room
- Stand-up freezers x2 (one in kitchen and one in cellar)
- Chest freezers x2 (both in cellar; one large and one small)
- Double oven/range which includes bake, convection, and air fry options
- Rancilio espresso machine, Classe 9
- Rancilio programmable espresso grinder
- Bunn double coffee brewer
- Commercial coffee grinder
- Commercial panini grill – double grill
- Microwave
- Bagel toaster – 4 slots
- Toaster oven
- Table top pizza warmer
- POS system (2026)
- Cuisinart electric griddle
- Bain Marie -6 slot commercial for soup, chili, oatmeal, sauces
- New filter on the espresso machine waterline
- Mixers x2
- Multiple loaf pans, 9x13 pans, measuring cups and spoons
- Panini maker and pizza warmer (both only used one season)

Building Improvements

General Building:

- Removed all knob and tube throughout the building
- New boiler and hot water tank off boiler
- Rebuilt outside chimney and installed new chimney liner
- Replaced rotting wooden exterior cellar doors with steel Bilco doors (which lock from the inside). All framing on existing cement foundation was rebuilt with pressure treated lumber to accommodate the new doors
- Replaced all fascia the entire circumference of the building. The new fascia has been painted a coordinating color
- New signage and removal of signage from the roof
- Installed commercial water filter and water softener. This was installed where the water comes into the building so it serves the entire property
- Added outlets both in the basement and in the barista area to eliminate extension cords that were being deployed by the former owner
- Changed exterior locks, including the mechanism on the cafe door
- Furnace serviced with replacement of valves both on the new oil tank and the furnace itself and attached the exhaust. This included replacing the hanger brackets for all the copper piping in the basement. The furnace is approximately 5 years old and has been regularly cleaned/serviced. It provides baseboard heat to second floor apt and is used to run the hot water heater which is also approximately 5 years old, commercial and services both the café and the apartment

FF&E AND IMPROVEMENTS

Northstar Coffee



Building Improvements

Cafe:

- Upgraded breaker box – added a lot of amperage
- Added outlets including large one for espresso machine and 240 amp for panini press, as well as others for convenience of location
- Restored tin ceiling in dining room and added vintage lighting
- Replaced heat source with Rinnai (propane) and electric supplement in kitchen
- Installed copper countertops, fresh paint on the façade of the counter and installed shelving in the café
- Replaced the lines and toilet wax seal to the employee bathroom
- Installed small commercial ice maker with dedicated lines and floor drain
- Added sinks in downstairs:
 - Handwashing sink in barista station
 - Handwashing sink in kitchen
 - 3-bay sink in kitchen
 - Handwashing sink in new customer bathroom
- Demo'd kitchen, painted, and replaced with stainless steel counters, installed shelving.
- Built wall to separate dining room from back office/kitchen
- Built new customer bathroom in dining room
- Expanded the dry storage room

Apartment:

- Added 2 rooms to the back of the apartment - demo'd, insulated and sheetrocked
- Room 1 is completed with new window, electric outlets, new flooring, newly opened to one adjacent room (used as dressing room) and a new all-wood door to other adjacent room (potential for additional bathroom).
- Room 2 has been partially completed with electrical outlets, insulation, purple sheetrock (good for bathroom), and an area marked out for putting in a window – framed behind the sheetrock.
- Added stackable washer/dryer
- Spackled & painted the two large back rooms - one a bedroom with closet, one without closet; that one is a slight step down off the back bedroom and is being deployed as a very spacious office. Off of the office is a giant, high ceiled storage area that has floor to ceiling shelving along one 20+-foot wall
- Cleaned out debris, trash, broken furniture left by the former owner
- Upgraded apartment bathroom with a huge new vanity along one wall, new sink, new full counter, new lighting, new mirror and fresh paint
- Replaced belts on stacking washer dryer and serviced both machines

LOCATION MAP

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