

## *Bangor Restaurant Facility For Sale*

*Fully operational, 90+ seat restaurant located near  
the Cross Insurance Center, Hollywood Casino &  
Waterfront Entertainment Complex.*

735 Main Street  
Bangor, Maine

Presented at: \$345,000.

# 735 Main Street • Bangor, Maine

## General Property Details

<u>Property Address:</u>	735 Main Street • Bangor, Maine
<u>Property Description:</u>	This recently remodeled restaurant facility is located near the Cross Insurance Center, Hollywood Casino and Waterfornt Entertainment Complex. The sale includes the land, building and most of the furnishings, fixtures and equipment. Items not included are available for sale. Don't miss this opportunity to buy a fully operational restaurant below the assessed value.
<u>Age of Structure:</u>	Originally constructed in 1809, the building has undergone several additions with major renovations in 1983, 2001, 2010 and 2013.
<u>Seating Capacity:</u>	Indooe seating for 90+ and outdoor patio seating for 24+
<u>Building Size:</u>	7,450+/- SF
<u>Lot Size:</u>	1.73+/- Acres
<u>Road Frontage:</u>	221' along Main Street and 261' along Olive Street
<u>Insulation:</u>	Blown insulation in the attic
<u>Roof:</u>	Asphalt Shingles
<u>Water &amp; Sewer:</u>	City water & sewer - Bangor Water District
<u>Heating &amp; Cooling:</u>	Weil-McLain gold series, 6 zone, oil fired hot water boiler with Weil-McLain QB 300 burner, 275 gallon indoor oil tank, propane fired on-demand hot water heating system and a central air conditioning system.
<u>Electrical:</u>	3 Phase Power
<u>Parking:</u>	On-site parking for 60+/- vehicles
<u>Zoning:</u>	S & PS - Shopping and Personal Service District
<u>Assessor's Reference:</u>	City of Bangor Tax Map 18, Lot 17
<u>Legal Description:</u>	Penobscot County Registry of Deeds: Book 7939, Page 314
<u>Tax Assessment:</u>	Land: \$138,200. - Building: \$254,300. - Total: \$392,500.
<u>Real Estate Tax (2014):</u>	\$8,556.50
<u>Price:</u>	\$345,000.

*MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*

**Location:** This renowned restaurant facility is located just five minutes from the central business district and only a few blocks from the Cross Insurance Center, the hugely successful \$1.64M Hollywood Slots Hotel & Casino and the Downtown Waterfront Entertainment complex. There is also a new luxury hotel destined for a site nearby.

**Property Description:** The existing restaurant is sited on a small rise, parallel to the Penobscot River, on approximately 1.73 acres. The well landscaped grounds include a “Chef’s herb & vegetable garden”, fully lit outdoor patio and a paved parking lot that will accommodate approximately 60 vehicles. The land includes substantial road frontage along both Main Street and Olive Street.

The building is a two story, wood frame structure containing 7,450+/- square feet. The first floor contains an attractive entrance and coat check area, three intimate dining rooms, a spacious sunroom for large gatherings, cozy bar with polished granite top and two refurbished restrooms. There are a variety of flooring finishes including high impact cork, hardwood and natural slate. The extra, large kitchen & prep area is well appointed and features stainless steel hoods and Ansul fire suppressant system. The second floor contains a business office and owner’s or manager’s apartment with private bath.

This charming dining facility will comfortably seat 90+/- guests with room for an additional 24+ patrons on the seasonal, outdoor patio. There is a split, concrete/mortar basement which houses a storage area, walk in cooler, propane fired, on-demand hot water heater and an oil fired hot water furnace.

**Historic data:** The main building or “old house” was built in 1809 by the Crosby family, shipbuilders from Massachusetts, and is one of the oldest houses in Bangor. The Crosby’s established a shipyard directly across Main Street on the banks of the Penobscot River and constructed the lumbering carrying ships that contributed to Bangor’s fame, in the early 19<sup>th</sup> century, as the “Lumber Capital of the World”. According to family tradition, this house was a bed and breakfast (more accurately, an Inn). During the War of 1812, the British invaded this area from New Brunswick, captured the shipyard and used the Crosby house as their headquarters. The property was purchased in 1983 and, after extensive renovations and building additions, was home to the legendary “Seguino’s” Italian Restaurant. Upon retiring, the facility was sold and utilized by a variety of popular eateries, including City Limits Seafood, Guinness & Porcelli’s and Market Bistro. Many substantial improvements have recently been made to this unique property. Now, this landmark restaurant facility awaits a new awakening in a vibrant City filled with excitement, growth, opportunity and activity.

**City Honors:** RelocateAmerica.com added Bangor to its list of Top 100 Places to Live in America, Money Magazine’s 25 Best Places to Retire, Children’s Health Magazine’s Top 25 Places to Raise a Family and Livability.com named Bangor among its Top 10 Winter Cities to Live in.

# 2010 - 2011 Improvements . 735 Main Street . Bangor, Maine



## BACK AREA OF BUILDING

- Installed exterior deck access door on side of building
- Installed floating concrete deck for seating up to 30 guests.
- Installed corrugated metal & wood fence separating deck from street
- Installed gravel trench with piping underneath to provide better drainage and prevent drainage into basement
- Installed full wall wainscoting in upstairs manager's office
- Installed new wood flooring in upstairs manager's office
- Hard wired smoke/heat detectors throughout the building

## KITCHEN

- Installed new heat booster for dish machine
- Repaired dish machine
- Repaired building AC system

## BASEMENT

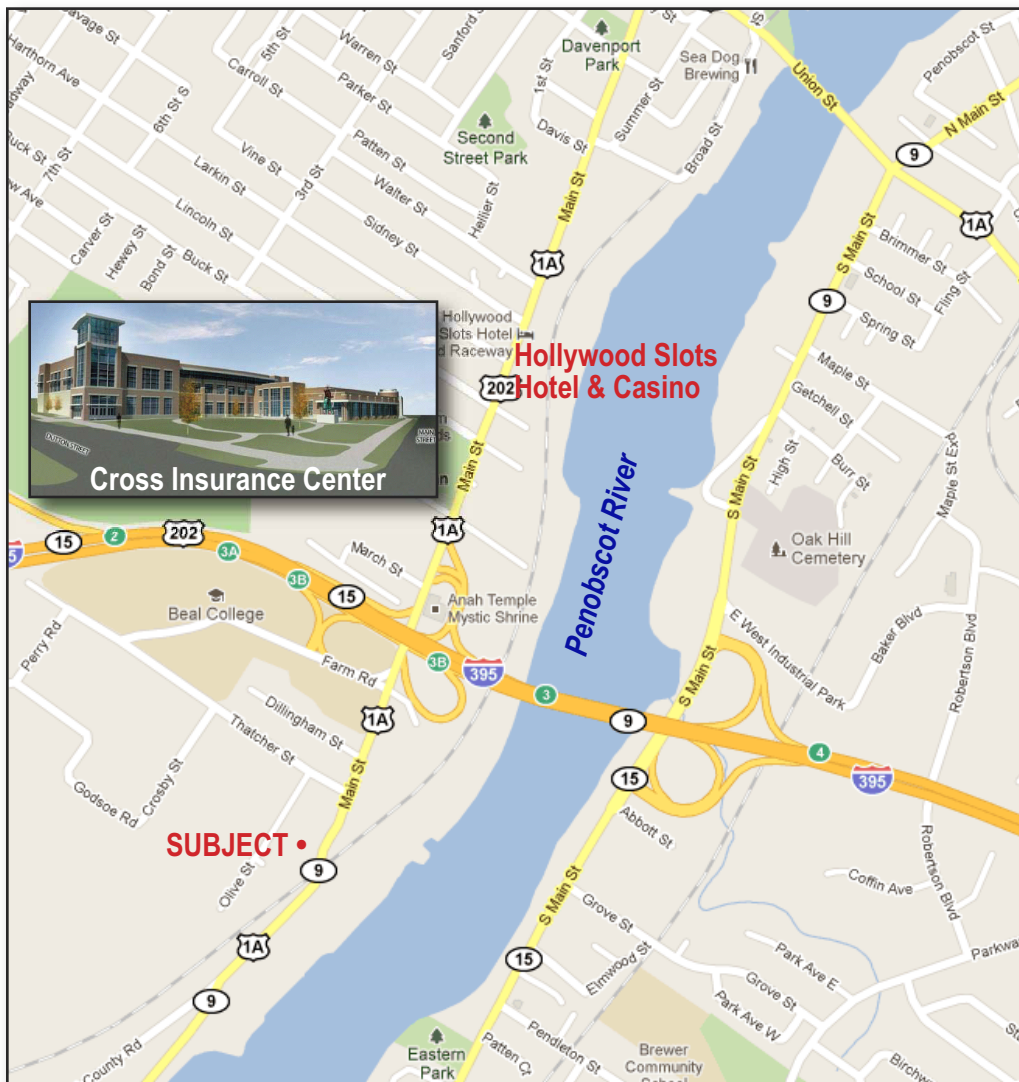
- Installed new sump pump (2 total)
- Installed Rinnai on-demand hot water heater and storage tank
- Re-directed the outflow from the sump pumps to avoid passing through building
- Repaired ice maker

## OUTDOORS

- Landscaped the entire front and sides of the building with landscaping timbers and planted perennials
- Built a 20' x 20' Chef's Garden with landscaping timbers on one side of the building

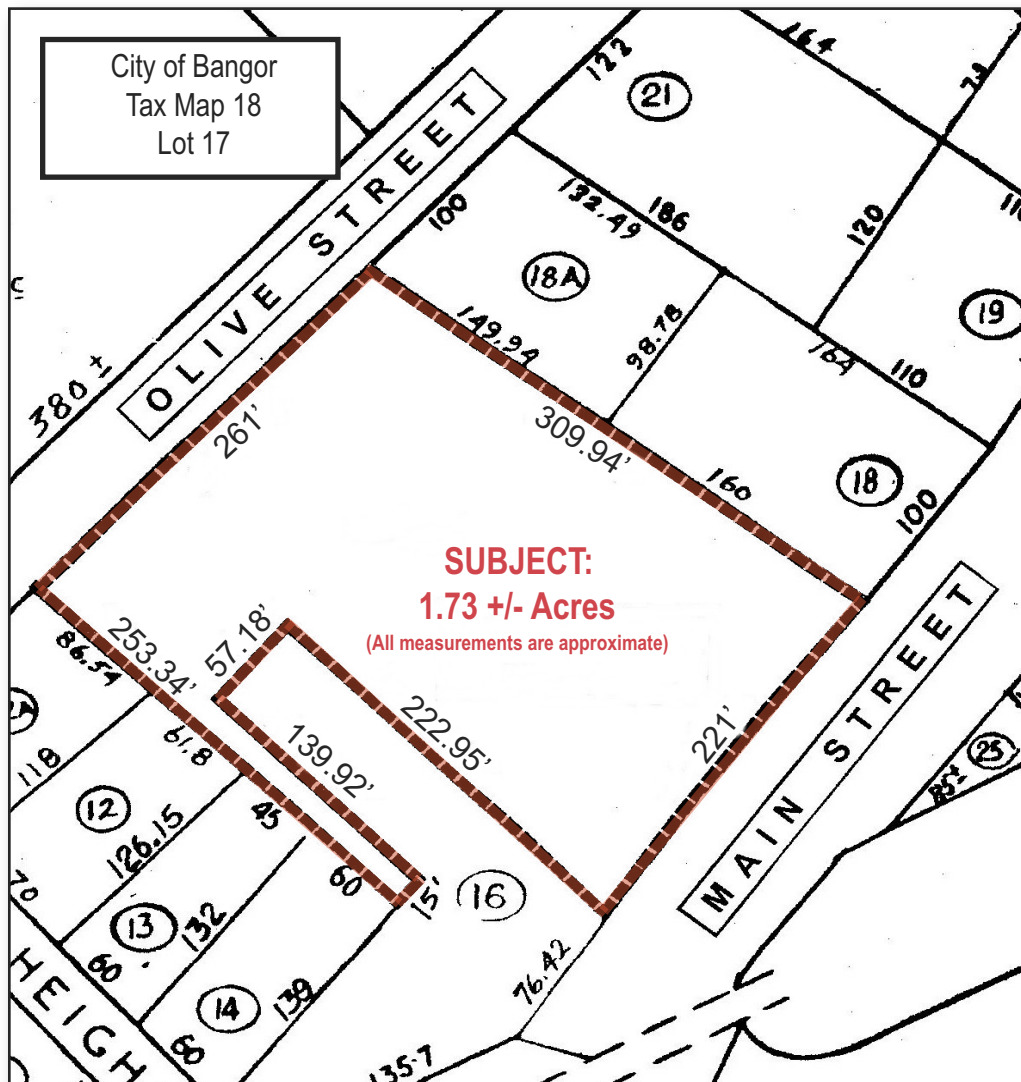
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**PROPERTY DISCLOSURE ADDENDUM**  
**(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

REAL ESTATE: 735 Main Street, Bangor, Maine

SELLER: Michael Boland, and/or associates

To the best of Seller's knowledge (check one):

☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.

☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility \_\_\_\_\_ has \_\_\_\_\_ has not been abandoned in place.

Pursuant to Chapter 330 of the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

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(attach additional sheets as necessary)

You are encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_



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Michael Boland