

For Sale or Lease Restaurant

2,424± SF



244 Front Street

Bath, Maine

Property Highlights

- Turnkey restaurant
- Completely redeveloped in 2016
- Super energy efficient systems
- 115 seat occupancy



Property Description

We are pleased to offer for sale, one of Mid-coast Maine's premiere restaurant spaces. Completely redeveloped in 2016, Salt Pine Social was designed with energy efficiency and low maintenance in mind. The front of house boasts seating for 115 (80 inside & 35 outside), a full-service bar and great natural light with views of the Kennebec River. The back of house offers a state of the art variable hood system, wood fired grill, walk in freezer and refrigerator, and more. The building comes fully stocked with all FF&E included.

Broker Contact

Sylas Hatch

TC Haffenreffer

shatch@dunhamgroup.com

tc@dunhamgroup.com

244 Front Street



Property Overview

Owner	El on Wheels, LLC.
Building Size	2,424± SF - assessor
Lot Size	.11± Acres
Space Breakdown	1st Floor - Restaurant 2nd Floor - Office
Assessor's Reference	Map 026, Lot 250
Deed Reference	Book 2016R, Page 1067
Taxes	\$4,293.85
Building Age	1960 - completely rehab-ed in 2016
Construction	Mix of masonry and wood frame construction
Roof	Flat rubber membrane and pitched asphalt
Siding	Hardiebacker plank
Flooring	Mix of wood and finished concrete
Utilities	Public water, sewer, propane for cooking, and commercial grade electric heat pumps
HVAC	Commercial grade heat pumps
Electrical	400 Amp
Sprinkler System	None
Bathrooms	Yes - male and female
Parking	Street
Accessibility	Handicap
Energy Efficient Upgrades	<ul style="list-style-type: none">• Commercial grade Mitsubishi heat pumps• LED lighting throughout• Spray foam insulation• Smart kitchen hood system• Energy recovery ventilation system

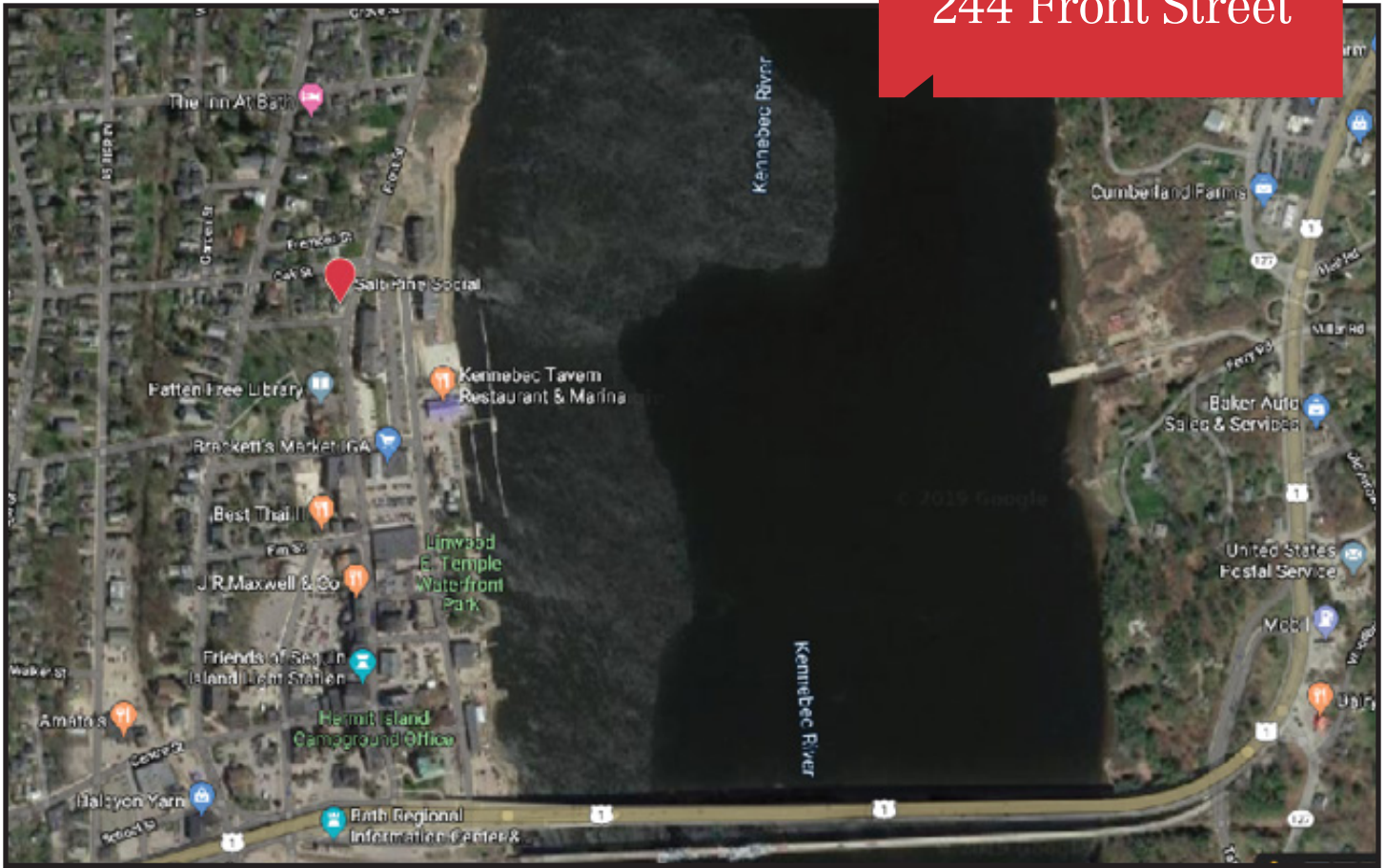
All heating and cooling systems have been designed to work together to reduce consumption and eliminate the use of fossil fuels.

SALE PRICE : \$900,000 - LEASE RATE : See Broker

244 Front Street



244 Front Street



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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:

- ✓ 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

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.