

# FOR SALE

## Retail/Restaurant

4,844± SF | \$1,800,000



## 517 Ocean House Road, Cape Elizabeth

### Property Highlights

- Beautiful 80-Seat Restaurant Built in 2015
- Turn-key Space with Equipment Included
- Second-floor Apartment
- Additional Buildable Lot



### Property Description

We are pleased to offer this exceptional 4,844± SF building, constructed in 2015, for sale at 517 Ocean House Road. The property provides a rare opportunity to establish a restaurant in one of Maine's most sought-after markets, or to convert the building to alternative uses. It features a state-of-the-art kitchen and is fully turn-key for restaurant operations. A second-floor apartment offers the potential for additional income, and the lot is approved for future expansion. The property also benefits from excellent visibility and strong traffic counts.

### Broker Contact

Chris Craig  
Broker

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517 Ocean House Road

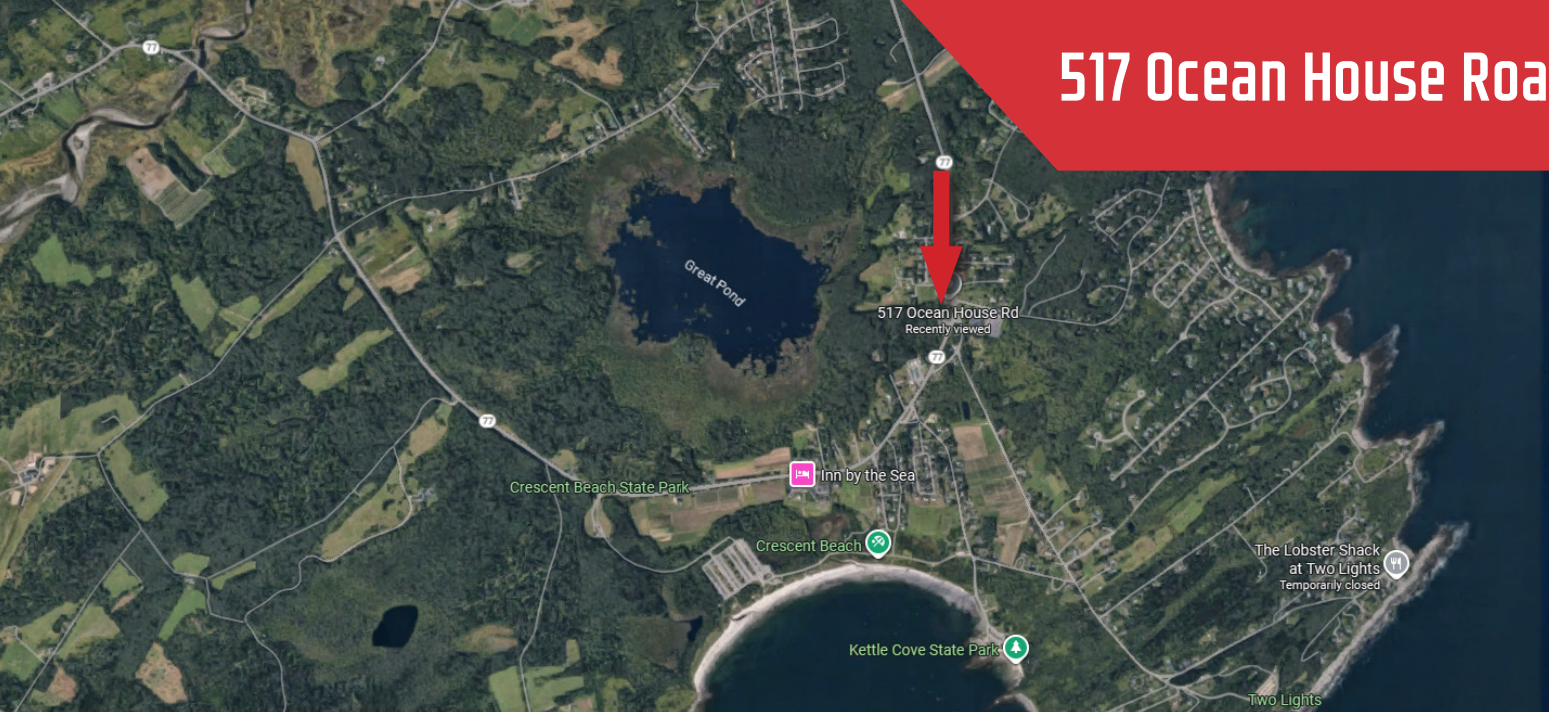
## Property Overview

Building Size	Restaurant : 3,916± SF - Apartment : 928± SF - Total : 4,844± SF
Lot Size	1.16± acres
Assessor's Reference	Map U18, Lot 013
Taxes	\$13,973.95
Owner	517 Ocean House, LLC
Zoning	BA
Year Built	2015
Building Construction	Wood/steel with floors, tables and walls made from 150 year old Maine heritage timber
Lighting	LED
Flooring	Mix of restaurant grade tile and wood
Sprinkler System	Wet with captive aire vent system & MUA & fire suppression in kitchen
Utilities	Municipal water/sewer
HVAC	Gas-fired central HVAC
Electrical	200 Amp
Bathrooms	Three (3)
Parking	Abundant on site
Kitchen	<ul style="list-style-type: none"><li>• Woodstone gas &amp; wood fueled oven and CVAP ovens</li><li>• Gas char grill</li><li>• 6 burner stove with oven</li><li>• 26 draft lines with separate walk-in draft system</li><li>• Ask broker for full list</li></ul>

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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.