

# RealEstate

FOR SALE

**TURN KEY  
Restaurant**

**IN PRIME LOCATION**

**US ROUTE 1  
ON THE GATEWAY TO ACADIA**



**Commercial  
Real Estate**



214 US ROUTE 1  
BUCKSPORT, MAINE 04416

# BUSINESS HIGHLIGHTS

**PRESENTED BY ADRIENNE WYLDER, REALTOR®**

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## Seize the Opportunity

Are you ready to savor the taste of success? This profitable family restaurant is now on the market, ready to be taken over by a new

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## Gateway to Acadia

The location couldn't be better, situated on a principal arterial road, enjoying high visibility and a constant flow of locals and tourists.

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## Brand Presence

With years of operation, this restaurant has carved out a niche for itself in the community and has built a strong brand presence that keeps customers returning.

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## Growth Potential

There is untapped potential for growth with the right vision and strategy, the possibilities are endless.

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## Designed for Efficiency

Efficiency is a key factor in the restaurant's success, designed to minimize wait times and optimize table turnover, running smoothly and remaining profitable.

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## Bucksport, Maine

### A Gem in Maine's Landscape!

More than just a picturesque town; it's a thriving community with a diverse and dynamic population, strategically located along the gateway to Acadia National Park.

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## RE Market

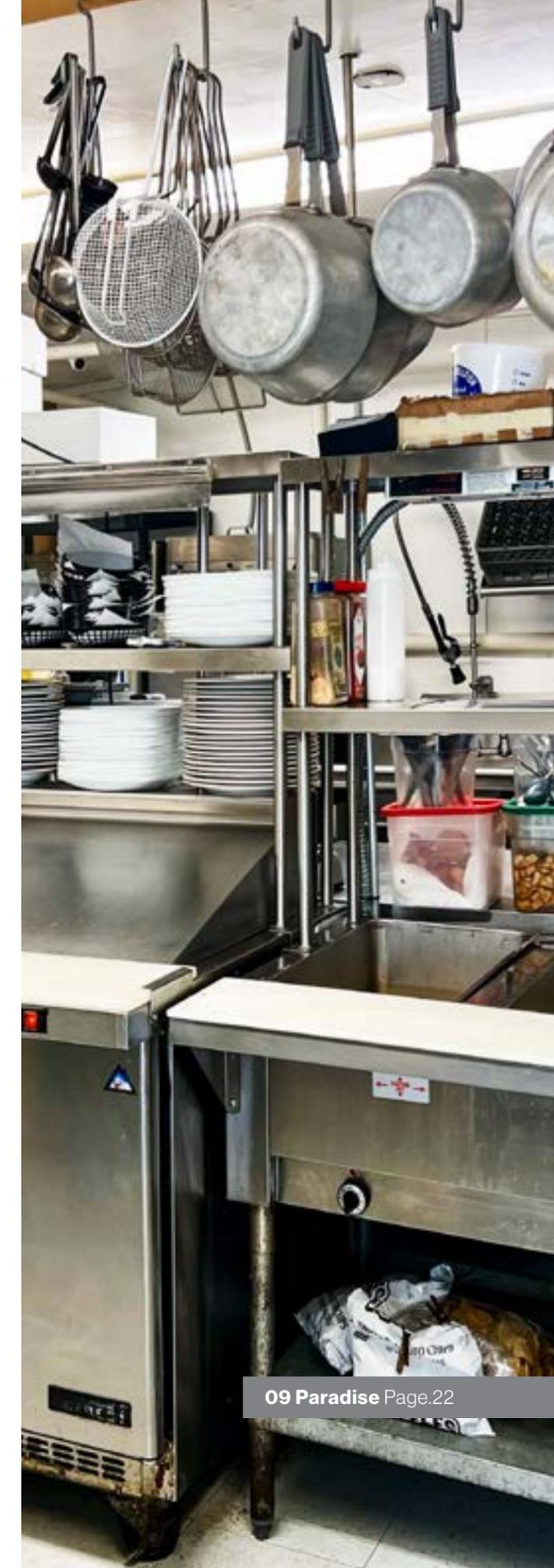
Bucksport has seen a steady increase in property values, reflecting economic stability and investment potential.

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## Location

**Location, Location.** This restaurant boasts a strategic location that could make any seasoned investor's heart race.

During the summer, this restaurant is an absolute hotspot for tourists, and come the off-season, the local crowd keeps the business steady. In this lucrative location, you get the best of both worlds - seasonal spikes and year-round patronage.



# Seize the Opportunity

Are you ready to savor the taste of success? If you've ever dreamed of owning a thriving family restaurant, your opportunity has just arrived.

Nestled along the enchanting Route 1, the gateway to Acadia National Park, this **profitable** family restaurant is now on the market, ready to be taken

over by a new owner.

With a prime location, dedicated staff, a strong brand presence, and a proven track record of profitability, it's a rare gem. Don't let this opportunity pass you by.



## Address

214 US Route 1  
Bucksport, ME 04416

## Traffic Counts

2023 | 17,689

## Square Footage

6,500

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## CHARMING OUTDOOR SEATING

Beyond the indoor dining area, there is an outdoor seating area and an outdoor bar. Perfect for those sunny days when diners want to enjoy the fresh air, or for special gatherings.

# WARM WELCOMES

The entrance to the dining room is bright, sunny, and welcoming. The dining room is well lit and is surrounded by windows and natural sunlight on three large walls. The high vaulted ceiling provides a feeling of spaciousness.

The entire building is kept spotless, and it shows.

The host stand serves as a beacon of warm-welcomes and fond-farewells to a stream of locals and tourists.

Hardwood floors and bright neutral paint combined with sturdy center support columns are

reminiscent of the local areas ship heritage.

The bar and lounge area is located off the main dining room with a separate entrance on the side of the building next to the outdoor seating area and outdoor bar. The lounge offers patrons 12 bar seats, 12 table seats, and additional standing room with a separate sound system.



## A CANVAS OF OPPORTUNITY

This is your chance to own an established and profitable restaurant on scenic Route 1, the gateway to Acadia!



## BRIGHT, SUNNY, SPACIOUS AND FRIENDLY!

This restaurant has built its reputation on its friendly service of warm welcomes and fond farewells. You can have confidence that you are taking over a business that has done its best to serve the community in the warmest way possible.

# AND FOND FAREWELLS



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**PROFITABLE FAMILY  
RESTAURANT FOR SALE**

Turn Key Opportunity!

Are you ready to dive into a delicious opportunity?

This is your chance to own an established and profitable family restaurant in one of the most sought-after locations on scenic Route One (1), the gateway to Acadia National Park!

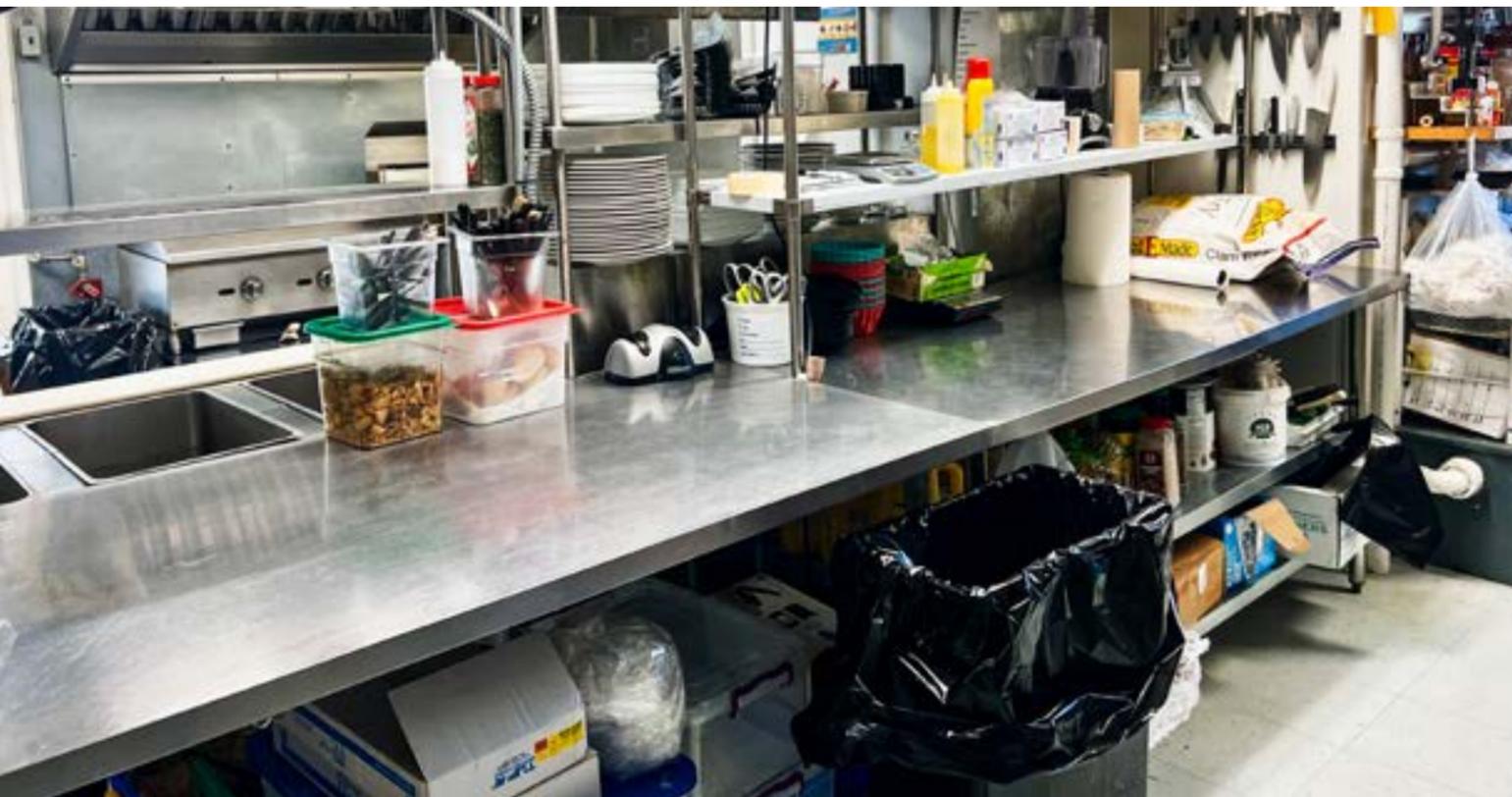
Prime Location: Located

on a principal arterial with a 2023 traffic count of 17,689, this restaurant enjoys high visibility and a constant flow of tourists.

Thanks to the stunning location, this restaurant thrives year-round.

Tourists flock to the area in the summer, while locals

# STEADY CUSTOMER FLOW



keep the business steady during the off-season.

You'll inherit a loyal and experienced staff who are passionate about maintaining the restaurant's excellent reputation and loyal customer base.

The restaurant is designed for efficiency, with a well-organized layout that minimizes wait times and maximizes table turnover, increasing profitability.

In addition to a spacious indoor dining area, there is also an outdoor seating and service area.

With years of operation, this restaurant has established a strong brand presence in the community.

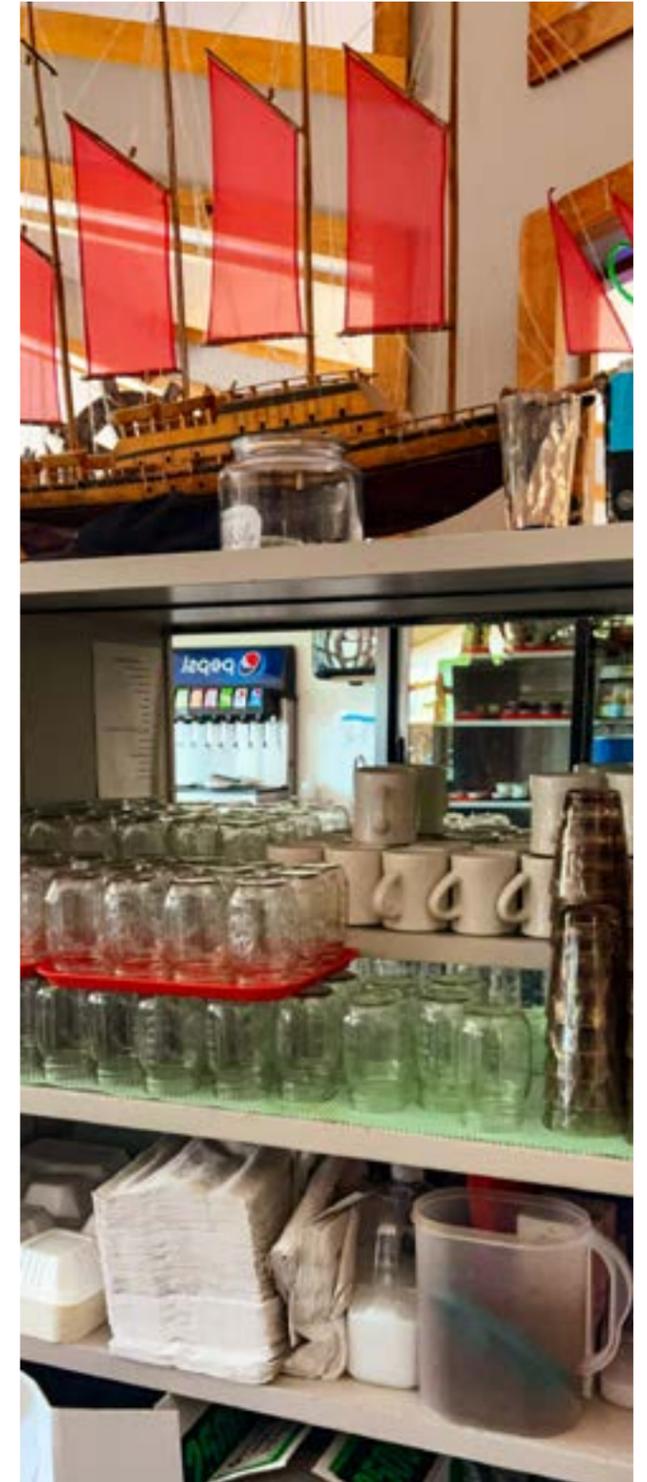
It is known for its quality offerings and exceptional customer service.

The current owner is willing to provide training and support during the transition period to ensure a smooth takeover and continuation of the restaurant's success.

Financial records are available for review by serious buyers, showcasing the restaurant's consistent profitability and potential for growth.

This restaurant is not just a business; it's a cherished part of the community and a golden opportunity for the next owner.

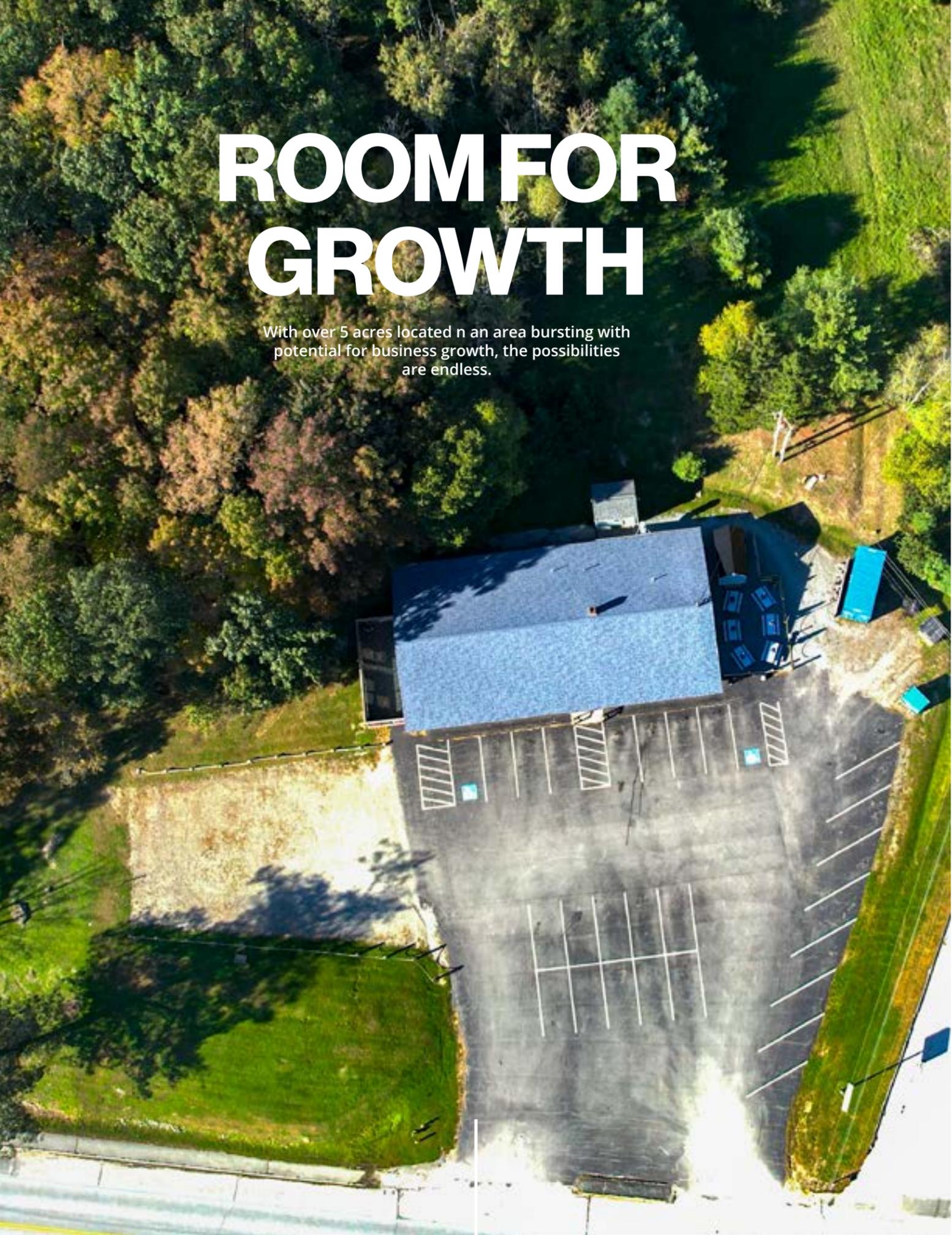
Whether you're an experienced restaurateur looking to build on a successful foundation or a newcomer with passion, this turnkey restaurant offers a recipe for success.



Well organized service and kitchen stations make turnover and profitability a breeze

# ROOM FOR GROWTH

With over 5 acres located in an area bursting with potential for business growth, the possibilities are endless.



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financial prosperity.

The cornerstone of any successful restaurant is its location, and this one couldn't be better situated.

Located on a principal arterial road, this restaurant enjoys high visibility and a constant flow of tourists.

It's no secret that Acadia National Park is a magnet for nature enthusiasts and travelers seeking scenic beauty.

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This restaurant capitalizes on that, with its location serving as a perfect pitstop for both locals and tourists.

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The breathtaking landscapes of Acadia beckon hikers, campers, and explorers in the summer months, and the restaurant becomes a cozy retreat for them.

But what makes this restaurant truly unique is its ability to maintain a strong local following during the off-season.

This year-round success is a testament to the restaurant's popularity and the incredible value it offers to the community.

## Canvas of Possibilities

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Are you a savvy investor with a taste for success and an appetite for opportunity?

If so, I've got a mouthwatering proposition that's sure to tickle your taste buds.

Picture this: an established and profitable family restaurant, strategically situated in one of the most coveted locations along scenic Route 1, the gateway to Acadia National Park.

This delectable gem offers more than just fine dining; it offers a prime investment in a culinary journey towards



## RIVERS BY THE SEA REALTY

### A STRONG BRAND PRESENCE

With years of operation, this restaurant has carved out a niche for itself in the community. It's not just a place to eat; it's a cherished part of the community.

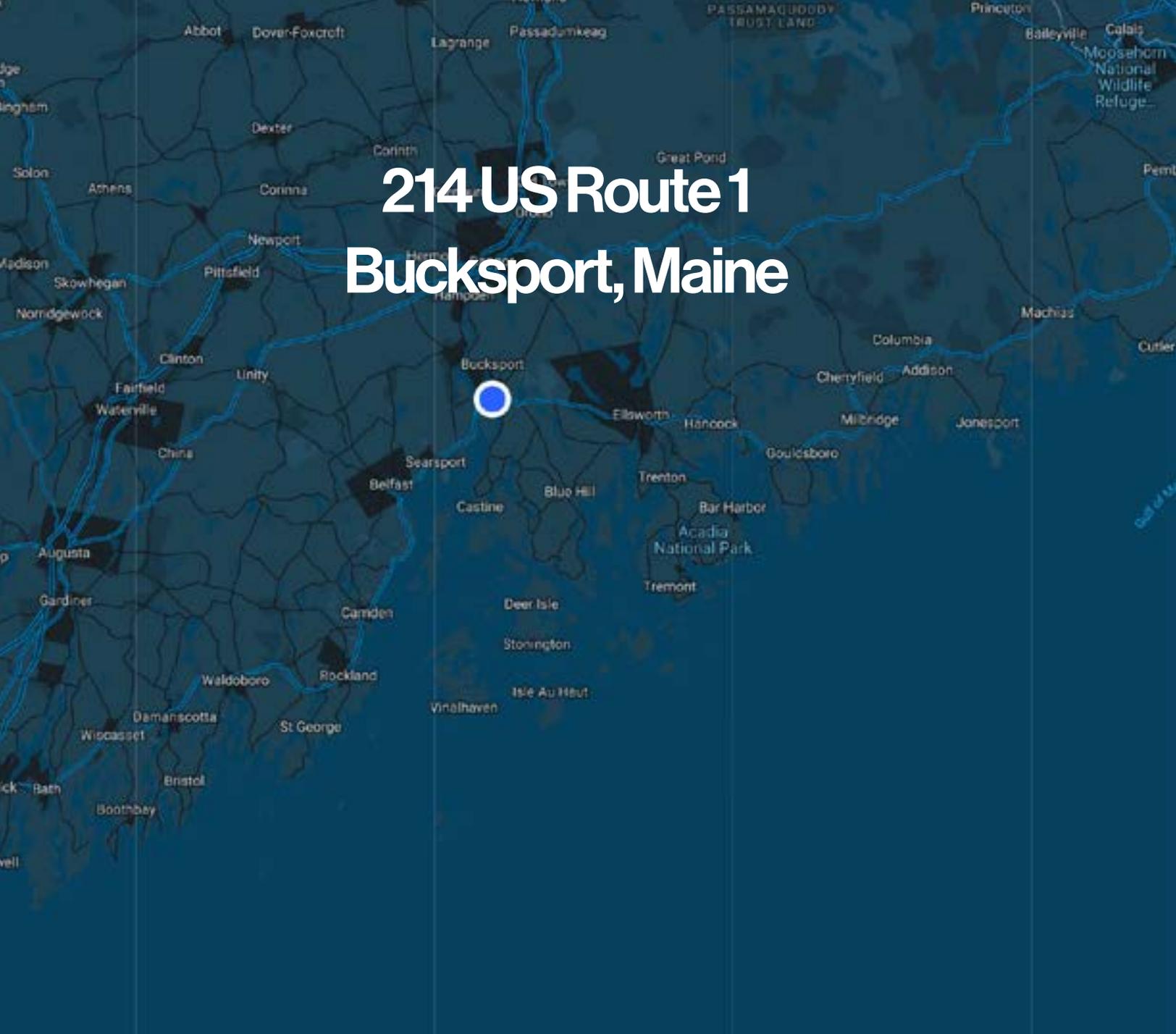
Known for its quality offerings and exceptional customer service, the restaurant has built a strong brand presence that keeps customers returning.

Word of mouth and repeat business are powerful tools in the restaurant industry, and this establishment has mastered them.



# OUTDOOR SEATING

40+ OUTDOOR SEATS WITH A STAND-ALONE OUTDOOR, FULL-SERVICE BAR, PROVIDES AN AMAZING SPOT FOR SUN SEEKERS, NATURE ENTHUSIASTS, AND SPECIAL GATHERINGS



# 214 US Route 1 Bucksport, Maine

## Commercial Real Estate

Turnkey Opportunity!

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