

# FOR LEASE • RESTAURANT SPACE

9 & 10 Tranquility Lane • Eustis, ME



## LAKEFRONT LODGE WITH TURNKEY RESTAURANT | NEAR SUGARLOAF

- 3,532± SF restaurant space on Flagstaff Lake, featuring outdoor dining, fire pit, and event lawn
- First-floor restaurant & brewery space with a seating capacity of 88 people
- License is available, see broker for details
- Flagstaff Landing is located just ten miles away from Sugarloaf Ski Resort
- Established year-round customer base: hikers, skiers, anglers, wedding/event guests

**LEASE RATE: \$6,500/month MG**



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# PROPERTY SUMMARY

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### OVERVIEW

Located on the peaceful shores of Flagstaff Lake in Eustis, Maine, Flagstaff Landing is a boutique, four-season lodge combining rustic charm with modern comfort. This beautifully converted barn features ten private guest suites, scenic common areas, and direct access to the lake, dock, and outdoor fire pit. The lodge features a newly renovated restaurant/ brewery space. Just 10 miles from Sugarloaf and surrounded by thousands of acres of recreational land.

### EUSTIS

Eustis is a historic and charming small town in Maine. Eustis ranges from mountains to lakes, with hiking, skiing, biking, swimming, boating, fishing and much more. Beautiful in all four seasons and caters to a wide variety of people. This quaint lakeside town is a dream for outdoor enthusiasts.



# PROPERTY SUMMARY

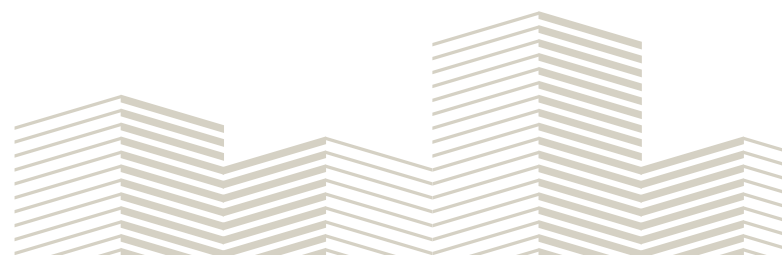
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### Site Info

|                 |                                           |
|-----------------|-------------------------------------------|
| OWNER:          | Jbd Holdings LLC                          |
| DEED:           | Book 4441, Page 149                       |
| ASSESSOR:       | Map U8, Block 10, Lot 10A                 |
| LOT SIZE:       | 2.8± AC                                   |
| SIGNAGE:        | On building                               |
| PARKING:        | Ample on-site                             |
| FRONTAGE:       | 469'± on ME-27<br>626'± on Flagstaff lake |
| ZONING:         | Shoreland/commercial                      |
| PROPERTY TAXES: | \$8,685                                   |

### Building Info

|                  |                                                |
|------------------|------------------------------------------------|
| BUILDING SIZE:   | 5,200± SF                                      |
| AVAILABLE SPACE: | 3,532± SF                                      |
| YEAR BUILT:      | 1800                                           |
| CONSTRUCTION:    | Wood frame                                     |
| ROOF:            | Membrane; Shingle                              |
| SIDING:          | Wood siding                                    |
| FLOORING:        | Carpet, concrete, laminate, tile, vinyl & wood |
| ELECTRICITY:     | Circuit breakers                               |
| HVAC:            | Heat pump                                      |
| UTILITIES:       | Municipal water/sewer                          |
| KITCHEN:         | Commercial kitchen                             |
| RESTROOM:        | 2 on first floor                               |



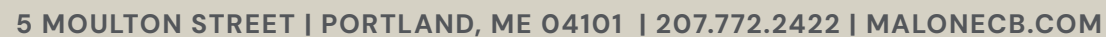
# RESTAURANT PHOTOS

9 & 10 Tranquility Lane • Eustis, ME





**MALONE**  
COMMERCIAL BROKERS



# LOCATION MAP

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