

# OFFERING MEMORANDUM

289 COMMON ROAD, UNION, ME 04862

STAFF  
ONLY



THE BOULOS  
COMPANY

STERLINGTOWN PUBLIC HOUSE  
Business & Real Estate For Sale

## CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Boulos Company. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The Boulos Company. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or The Boulos Company.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to The Boulos Company.

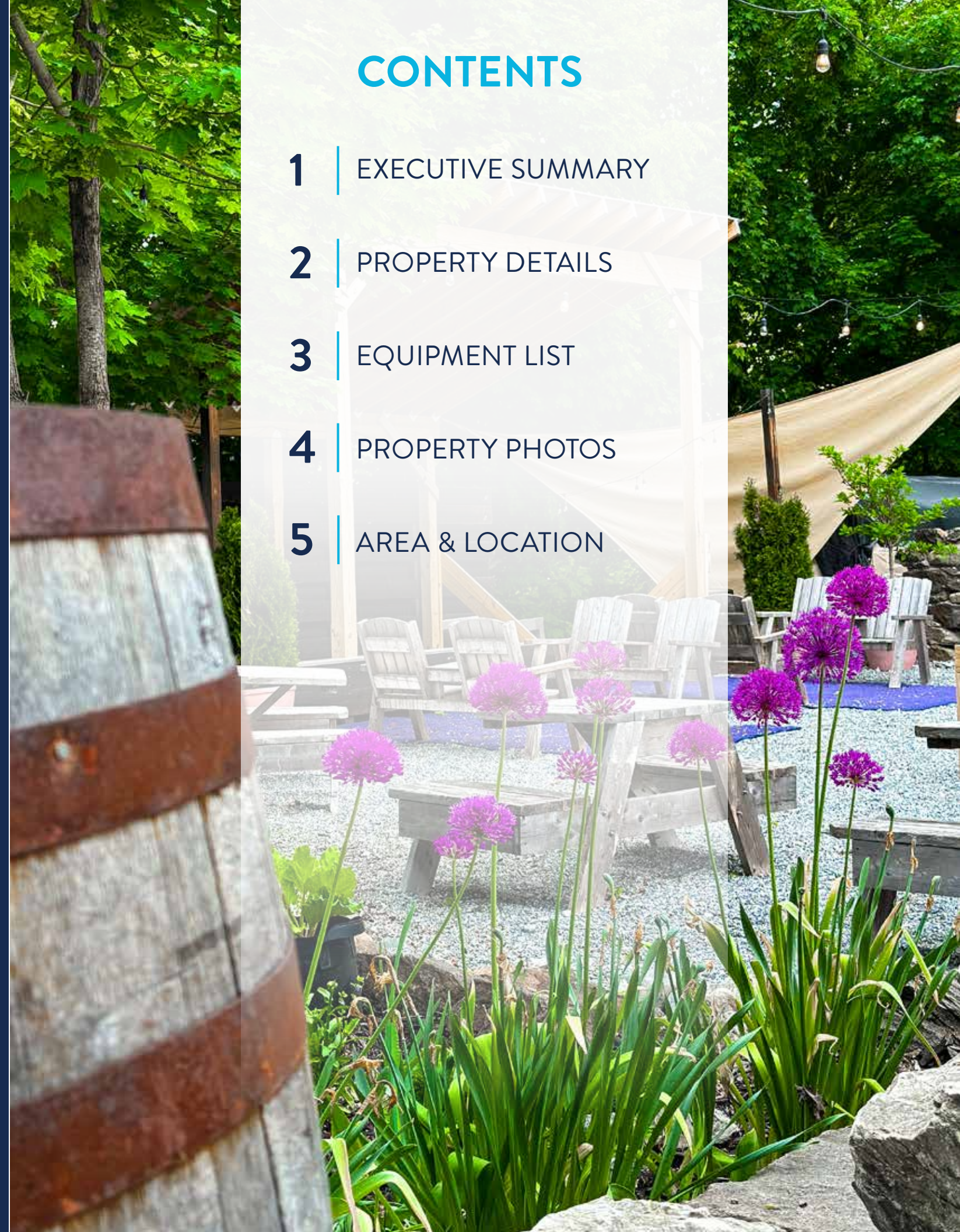
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## STERLINGTOWN PUBLIC HOUSE

The Boulos Company is pleased to present for sale the business and real estate of Sterlingtown Public House. Built in 1835 and fully renovated since 2019, the property is located on Union's Common and blends historic New England charm with modern functionality, with an opportunity for a new owner to live upstairs and grow a business that has developed a strong local, year-round following in Midcoast Maine.

The first floor dining area features a wrap-around porch, wide floorboards and trim work, and historic touches along with 40 indoor seats, a 12-tap bar area, and full commercial kitchen with 12' hood. The outdoor beer garden features 50 seats and a small stage used for live entertainment in summer and fall months. The second floor apartment features 3 bedrooms, including a large finished attic space, updated finishes, and stunning sunset views.

Whether an owner envisions a bustling farm-to-table restaurant, a lively pub and music venue, or a café that makes the most of the beer garden and stage, this property offers an opportunity for new ownership to create their vision and enjoy living in one of the Midcoast's best kept secrets.

## 1 | EXECUTIVE SUMMARY



## 2 | PROPERTY DETAILS

<b>OWNER OF RECORD</b>	Berkley Investments, LLC
<b>DEED REFERENCE</b>	5396/299
<b>ASSESSOR'S REFERENCE</b>	Map 24, Lot 14
<b>BUILDING SIZE</b>	3,745± SF
<b>LOT SIZE</b>	1.25± AC
<b>LOT FRONTAGE</b>	200' along Common Road
<b>YEAR BUILT</b>	1835
<b>YEAR RENOVATED</b>	2021
<b># OF STORIES</b>	Three (3)
<b>RESTROOMS</b>	Three (3) total; two (2) in restaurant, one (1) full bath upstairs in apartment
<b>UTILITIES</b>	Public water, private sewer
<b>HEATING/COOLING</b>	Propane boiler (2024), radiator distribution. Heat pumps installed 2021/22.
<b>POWER</b>	200 amp service
<b>PARKING</b>	Four (4) on-site and public parking out front in-common
<b>AREA BUSINESSES</b>	Common Market & Common House of Pizza
<b>AREA AMENITIES</b>	Located on Union Common. One of two year-round full-service restaurants within a 5-mile radius
<b>LOCATION</b>	15 minutes to Rockland, 25 minutes to Augusta
<b>SALE PRICE</b>	\$895,000

# 3 | EQUIPMENT LIST



## RESTAURANT KITCHEN

- Stainless 3 bay sink
- Metal shelving in dish pit
- Manitowok ice maker
- Stainless tables on wheels (3)
- Stainless equipment tables (2)
- Convection oven
- Heat lamps
- Table top steam tables (3)
- Microwaves
- 96" Omcan beer fridge
- 48" True sandwich fridge
- 27" True sandwich fridge
- 36" Omcan fridge
- Stainless pitco fryer (2)
- 24" stainless tabletop flattop (2)
- 24" stainless Star charbroiler
- 36" tabletop six burner range
- 36" stainless wire shelf (3)
- Robotcoupe food processor
- Hobart deli slicer
- Mahlkonig coffee grinder
- Immersion blender
- 8qt kitchen aid
- Heat pump
- Star receipt printer
- Pots/pans
- Dishware/silverware

## DRY STORAGE

- Stainless tables on wheels (4)
- 72" stainless table

## WALK-IN COOLER

- 48" shelving unit (4)
- Stainless table on wheels
- LG air conditioning unit
- Cool Bot system
- Stainless speed rack

## BARN

- 36" shelving unit (4)
- 60" chest freezer (2)
- 26" chest freezer (3)

## DINING ROOM

- Wood top metal based tables (11)
- Upholstered chairs (40)
- Upholstered barstools (9)
- Heat pumps (2)
- 12-tap draft system
- Cask tap
- Square POS x2
- Mini ipads with square reader (2)
- Portable square terminal
- 48" stainless table
- Cash register
- 15ft. bar top
- 10ft. back bar top
- 30" television
- Glassware
- Surround sound speakers
- Phone system
- Epson receipt printer
- Star receipt printer
- Asus wifi extender nodes

## FRONT PORCH

- Counter top bars (2)
- Leather barrel chairs (3)
- Side tables (2)
- Metal chairs (12)

## LARGE BATHROOM

- Porcelain toilet
- Vanity
- Handicap hand rails
- Baby changing table
- Toilet paper dispenser
- Paper towel shelf/basket

## SMALL BATHROOM

- Porcelain toilet
- Vanity
- Toilet paper dispenser
- Paper towel shelf/basket

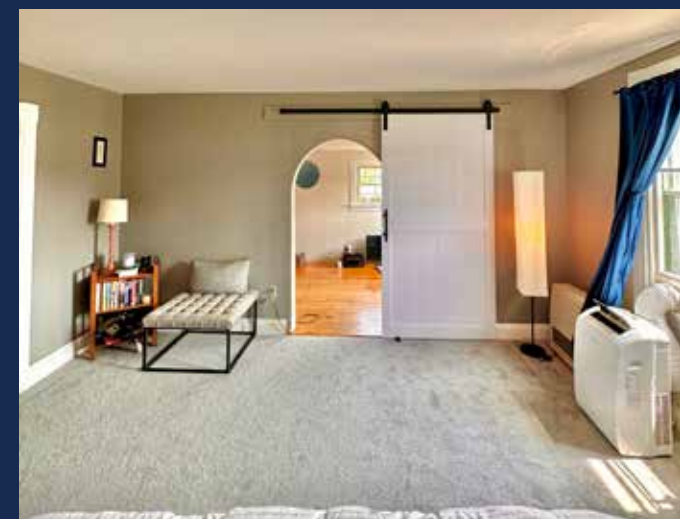
## BEER GARDEN

- 2 top wooden table (17)
- 10 top wooden table (2)
- Stage pavilion
- String lighting

## APARTMENT

- Heat pump
- GE washer
- GE dryer
- GE propane range
- GE fridge
- GE microwave
- Rinnai propane heater
- Living room couches
- Living room table
- Table stools
- Kitchen bar stools





# 4 | PROPERTY PHOTOS



THE COMMON MARKET

STERLINGTOWN BAKERY

UNITED STATES POSTAL SERVICE

COMMON HOUSE OF PIZZA

SUBJECT PROPERTY



# 5 | AREA & LOCATION



# THE BOULOS COMPANY

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