

# FOR SALE AND/OR FOR LEASE • INVESTMENT PROPERTY

690 Bath Road • Wiscasset, ME



- Currently used as a restaurant
- Located on 2± Acres
- 54± indoor seating capacity with 50± outdoor seating
- Highly visible location with traffic counts on Bath Road of 18,990± cars/day (AADT, 2022)
- Additional revenue with two bedroom apartment unit

**REAL ESTATE SALE PRICE: ~~\$975,000~~ \$895,000**

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



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# PROPERTY SUMMARY

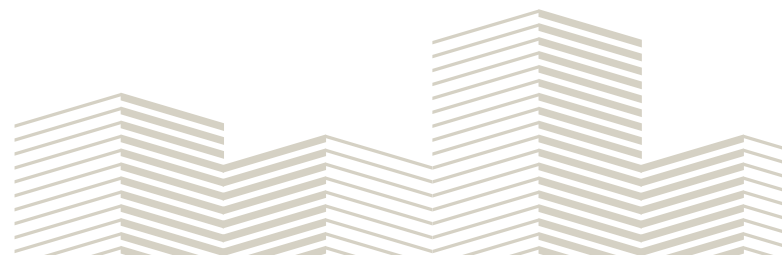
## 690 Bath Road • Wiscasset, ME

### Site Info

<b>OWNER:</b>	Dana Long
<b>DEED:</b>	Book 5443, Page 253-254
<b>ASSESSOR:</b>	Map U17, Lot 2A
<b>LOT SIZE:</b>	2.00± AC
<b>SIGNAGE:</b>	On building and at Pylon on Bath Rd
<b>PARKING:</b>	Ample on-site
<b>ROAD FRONTAGE:</b>	200' ± on Bath Rd.
<b>TRAFFIC COUNT:</b>	8,990± cars/day (AADT, 2022) on Bath Road (Route 1)
<b>ZONING:</b>	Commercial
<b>PROPERTY TAXES:</b>	\$ 7,909.42 (2025)

### Building Info

<b>BUILDING SIZE:</b>	4,700± SF
<b>RESTAURANT SPACE FOR LEASE:</b>	2,400± SF
<b>YEAR BUILT:</b>	1988
<b>CONSTRUCTION:</b>	Masonry
<b>ROOF:</b>	Shingles
<b>SIDING:</b>	Shingles
<b>FLOORING:</b>	Concrete
<b>ELECTRICITY:</b>	Circuit breakers
<b>HVAC:</b>	Direct vent; heat pump; hot water, electric
<b>UTILITIES:</b>	Public water & sewer
<b>KITCHEN:</b>	Yes, commercial kitchen
<b>RESTROOM:</b>	Two (2) bathrooms
<b>SPRINKLER:</b>	No



# INTERIOR PHOTOS

690 Bath Road • Wiscasset, ME



# INTERIOR PHOTOS

690 Bath Road • Wiscasset, ME



# KITCHEN PHOTOS

690 Bath Road • Wiscasset, ME



# TAX MAP

690 Bath Road • Wiscasset, ME



# FIVE MILE DEMOGRAPHICS

690 Bath Road • Wiscasset, ME



**7,294**  
Population

**2.3**  
Average Household Size

**49.9**  
Average Age

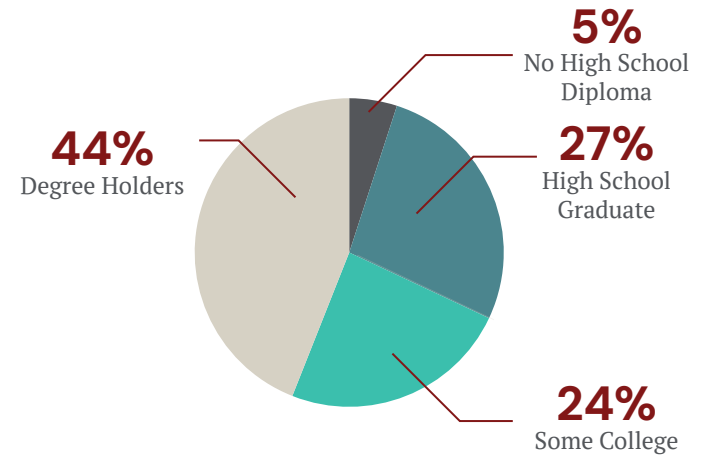
**\$91,599**  
Average Household  
Income



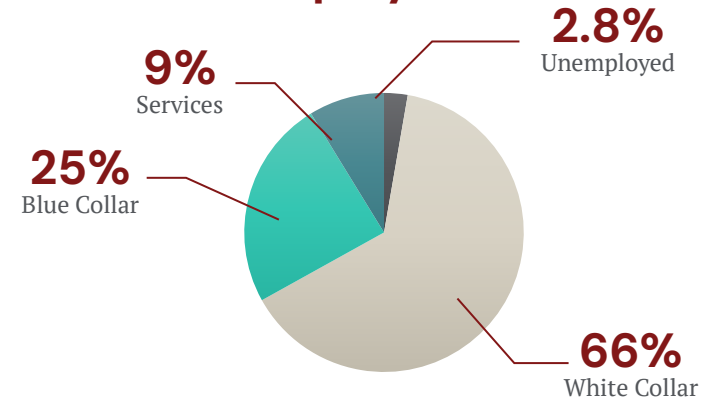
**348**  
Total Businesses

**2,497**  
Total Employees

## Education



## Employment



# LOCATION MAP

690 Bath Road • Wiscasset, ME



**NEARBY**

**STAY**

- Best Western
- Wiscasset Woods Lodge

**DINE**

- Dunkin' Donuts
- Market Place Cafe
- McDonald's
- THE SEA BASKET
- SUBWAY

**SHOP**

- shaws
- Wiscasset Trading Post

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