

DAIGLE
COMMERCIAL GROUP
HOSPITALITY REAL ESTATE BROKERAGE

207-773-4222

FIRST TIME OFFERED - CONFIDENTIAL LISTING

PORTS PIZZERIA

INTRODUCTION

PORTS Pizzeria is an authentic Italian brick-oven pizzeria and bistro located in the heart of Boothbay Harbor, steps away from Main Street and the waterfront. The business has operated as a well-recognized local and tourist venue since opening in November 2019.

This turn-key pizzeria provides a new owner the opportunity to acquire a well-established business in one of Midcoast Maine's most visited waterfront destinations. It is positioned to capture consistent seasonal tourism demand and repeat local clientele. The operation is supported by an online ordering platform and a strong consumer presence.



TURN KEY BISTRO

This opportunity includes four rental units above it.

OFFERED AT: \$1,490,000

PROPERTY OVERVIEW AND UPSIDE



Property Overview

- **Prime Boothbay Harbor Location**
 - Positioned in one of coastal Maine's most sought-after hospitality markets, with direct access to the village and the waterfront
- **On-site residential income component**
 - The building includes four (4) rental apartment units located above the bistro, some with water views, providing an additional income stream and/or on-site housing potential. All 1-BR & 1-BA
- **Established concept & branding:**
 - Operated as PORTS Pizzeria, by the founders of popular Ports of Italy restaurants, leveraging a recognized regional brand
- **Authentic brick-oven pizza:**
 - Italian brick-oven pizza positioned as a quality-forward, ingredients-driven concept.
 - Custom-built and wood/gas combo
- **Online ordering & gift cards & rewards:**
 - Built-in digital sales channels via Toast (online ordering, gift cards, and rewards).
- **On-site Parking**

Upside Potential

- **Add off-season business**
 - Opportunity to drive incremental revenue by expanding hours/days aligned with demand.
- **Grow off-premise sales**
 - Increase throughput from online ordering with targeted promotions, hotel/inn partnerships, and streamlined pickup operations.
- **High-margin beverage focus**
 - Expand curated wine/beer/cocktail program and pairings to increase check averages
- **Private events**
 - Small-group packages (rehearsal dinners, corporate outings, birthdays) and other events

EQUIPMENT INCLUDED

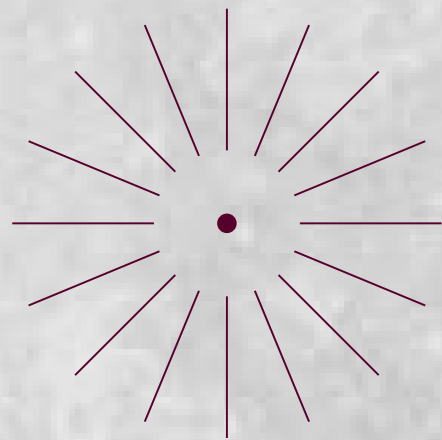
• Ability Equipment Invoice 1364, 7/30/2019	\$25,961.31
• Ability Equipment Invoice 13743, 8/29/2019	\$10,483.54
• Nobile Custom Pizza Oven Invoice E116-31273, 10/28/2019	\$18,000.00
• MidState Sheet Metal Hood System Invoice 793, 10/28/2019	\$11,364.00
• Sam Kaler Ice Machine 8/1/2019	\$2,200.00
• Toast POS System, 9/30/2019	\$7,500.00
• Noble WareWashing Low Temp Order 45052683, 10/11/2019	\$2,913.54
• Morello Forni Piarella PZL35 Pizza spinner	\$10,050.00
• IT Systems Electronics Hardware, hardwired and WiFi and T.V.	\$25,500.00
• Furniture, Tables, Chairs, Bar, Stools, Server Stations	\$32,210.73
• Ability Equipment, Undercounter Fridge, Freezer 2/26/2021	\$2,695.53
• Maine Fire Suppression System, Eastern Fire Sprinkler System	\$33,084.80

Total: \$181,963.45

GALLERY



GALLERY



GALLERY - APARTMENTS



PROPERTY DATA

PORTS Pizzeria- Boothbay Harbor

Address: 28 Union St

Zoning: Commercial

Area: .25 ± acres

Heating: Hot Water BB

Water & Sewer: Public

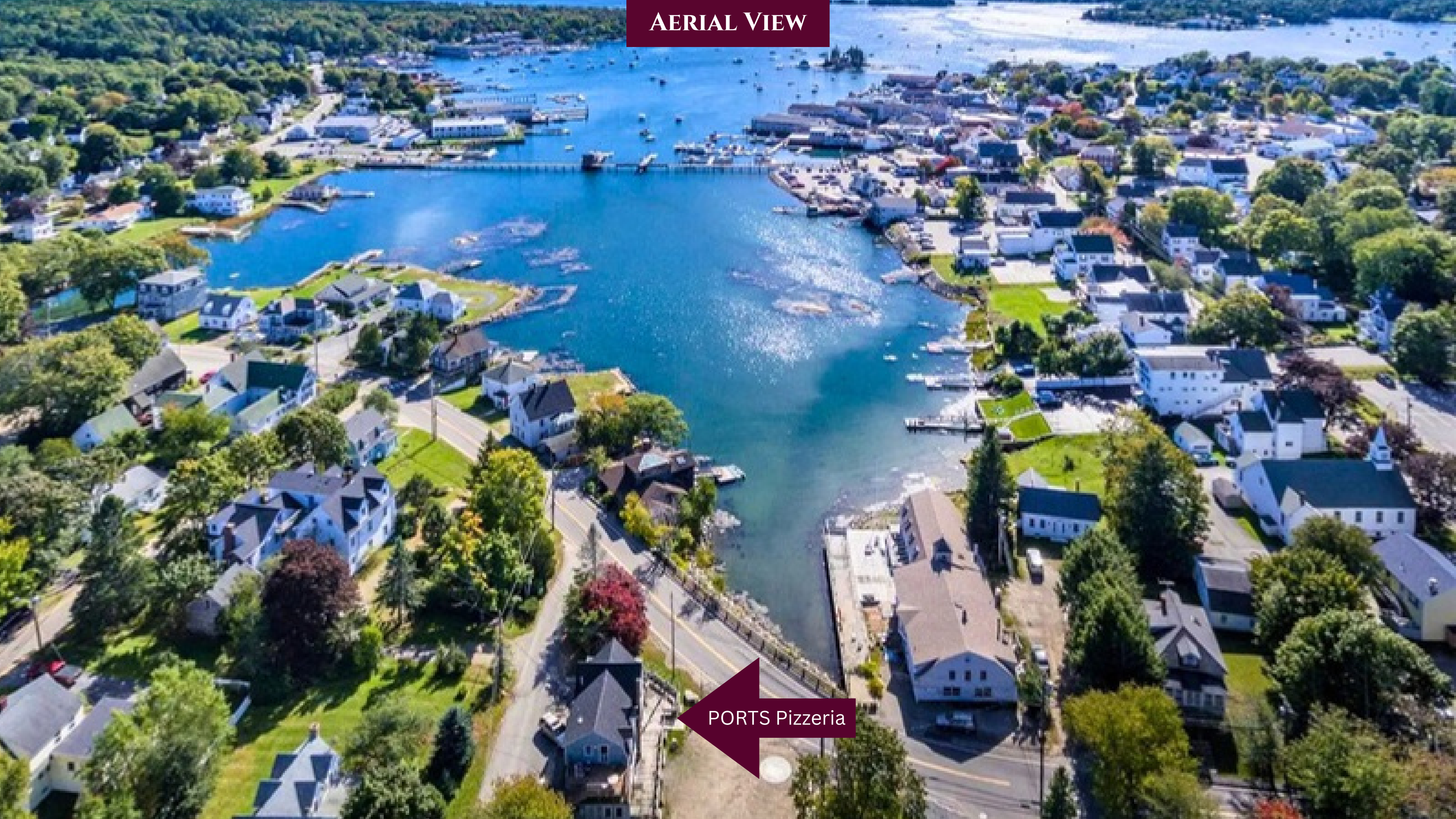
Roof: Asphalt Shingles

Real Estate Taxes 2025: \$5,603.84

Book and Page: B-5348// P-176



AERIAL VIEW



PORTS Pizzeria



BOOTHBAY HARBOR:

A SOLID INVESTMENT IN A DESIRABLE RESORT COMMUNITY

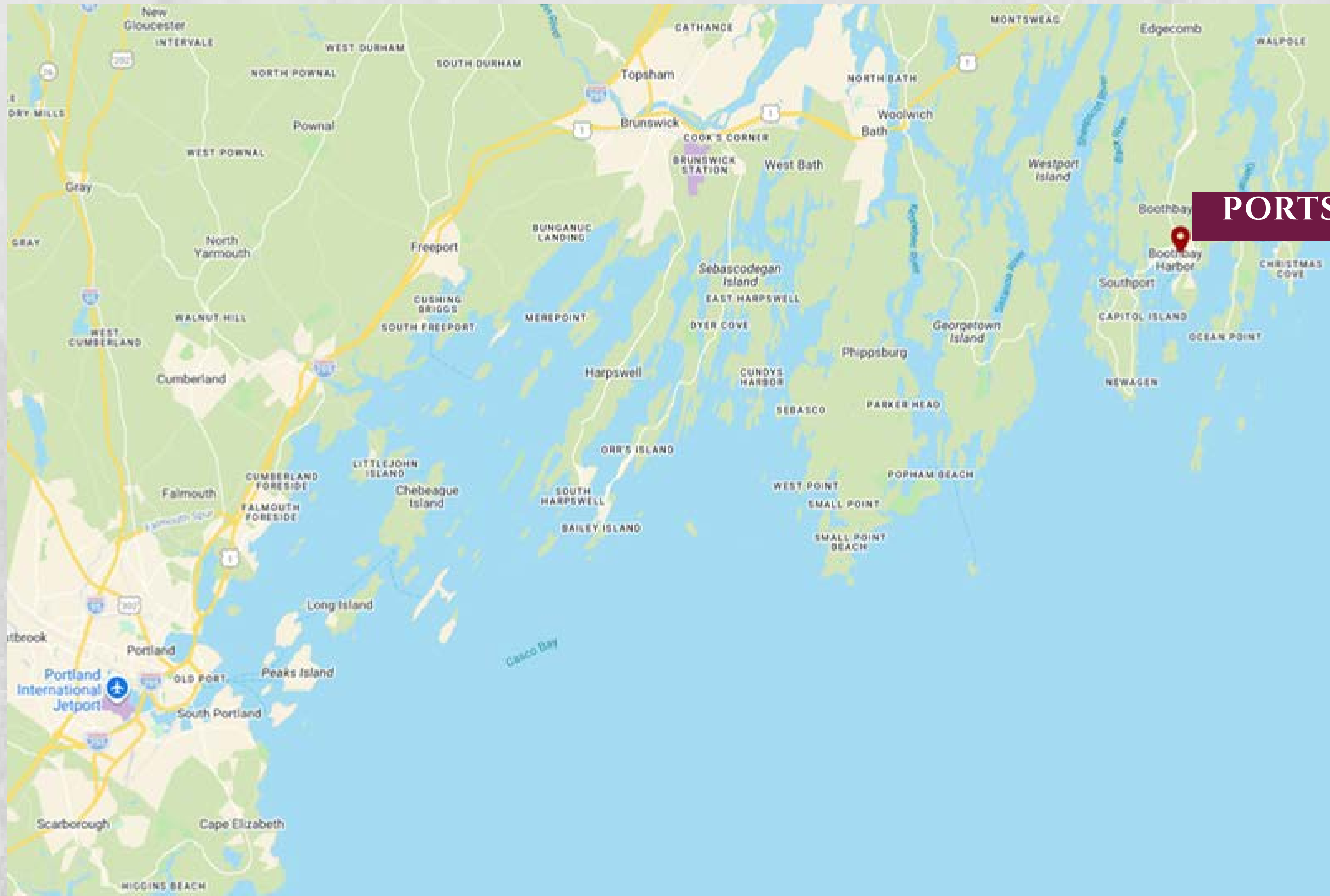
Boothbay Harbor, renowned for its stunning maritime charm and vibrant tourist scene, represents an exceptional opportunity for restaurant investment. Nestled along the coast of Maine, the destination attracts a diverse influx of visitors year-round, driven by its scenic beauty, abundant recreational activities, and lively cultural events.

Investment Highlights:

- **Robust Tourist Attraction:** Gateway to the renowned Boothbay region, famous for boating, whale watching, & seafood festivals, ensuring a consistent flow of guests seeking premier lodging and dining experiences.
- **Growing Market Demand:** With increasing interest in domestic travel and outdoor vacations, Boothbay Harbor is poised for sustained growth. The area has witnessed a rise in short-term tourists and extended stays, highlighting a resilient market with room for expansion.
- **Strategic Location:** Positioned conveniently to downtown, the restaurant offers guests easy access to top-rated Inns, shops, galleries, and numerous waterfront activities. Ports Pizzeria is also in close proximity to major attractions, including the Coastal Maine Botanical Gardens, one of Maine's most visited tourist attractions, with plans for continued expansion.
- **Community and Government Support:** The local government is proactive in promoting tourism and supporting businesses
- **Diverse Visitor Base:** Attracting both leisure and corporate travelers, and locals, Boothbay Harbor is a destination for weddings, corporate retreats, and vacationers, providing a steady stream of clientele.

Investing in a restaurant in Boothbay Harbor lends itself to a lucrative venture and an opportunity to be part of a community with a rich maritime legacy and a thriving tourism economy. This is a chance to own a thriving business opportunity in one of New England's most beloved coastal havens.

LOCATION



PORTS PIZZERIA

Disclosures and Contact Information

THANK YOU

LISTED EXCLUSIVELY BY ROGER DAIGLE AND WENDY KING-WHITE



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