

FOR SALE AND/OR FOR LEASE • MIXED-USE 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~~ \$775,000

LEASE RATE: \$6,500/MONTH MG



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PROPERTY SUMMARY

690 Bath Road • Wiscasset, ME

Site Info

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



Building Info

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



INTERIOR PHOTOS

690 Bath Road • Wiscasset, ME



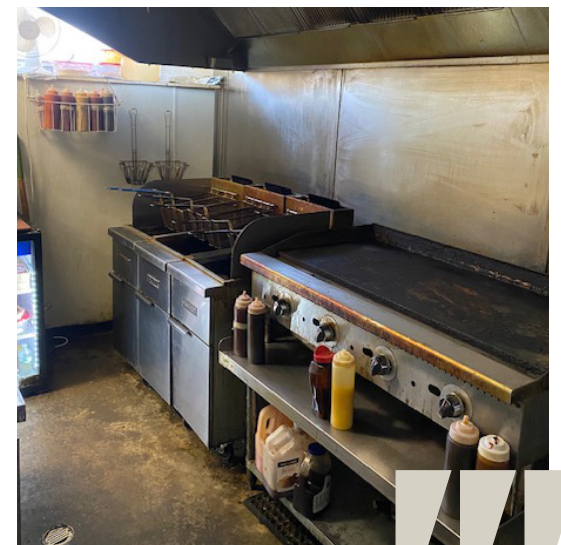
INTERIOR PHOTOS

690 Bath Road • Wiscasset, ME



KITCHEN PHOTOS

690 Bath Road • Wiscasset, ME



TAX MAP

690 Bath Road • Wiscasset, ME



5-MILE DEMOGRAPHICS

690 Bath Road • Wiscasset, ME



7,294

Population

2.3

Average Household Size

49.9

Average Age

\$91,599

Average Household
Income



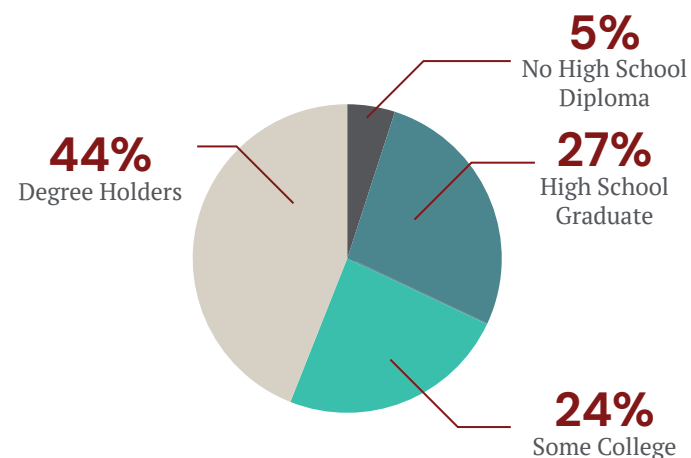
348

Total Businesses

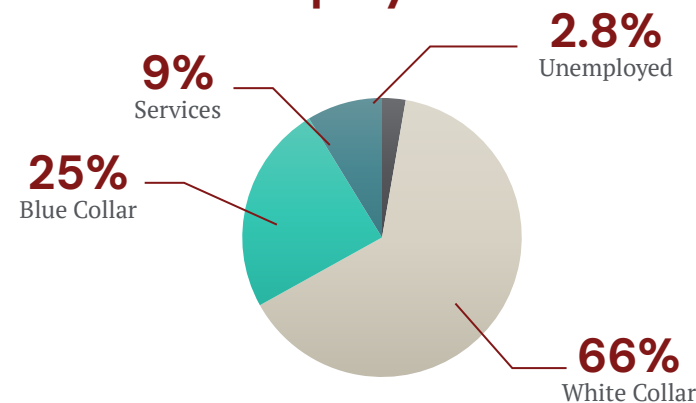
2,497

Total Employees

Education



Employment



LOCATION MAP

690 Bath Road • Wiscasset, ME



NEARBY

STAY



DINE



SHOP



Wiscasset Trading Post

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