

# FOR SALE | FAT BOY DRIVE-IN

111 BATH ROAD, BRUNSWICK, ME 04011



## PROPERTY HIGHLIGHTS

- Iconic Brunswick landmark – Fat Boy Drive-In has been a beloved community staple for over 70 years
- Prime Bath Road frontage with exceptional visibility and high daily traffic counts of 13,380± (AADT 2023) on a major arterial
- GM5 zoning permits wide range of commercial uses: restaurant/dining, retail (Class I & II), office, service business, hotel, drive-through service, motor vehicle service/repair, financial institution, recreation facility, and more
- Freestanding building on 0.76± acres of paved parking lot, covered canopy, and established drive-in configuration
- Excellent access to I-295, downtown Brunswick, Bowdoin College, Brunswick Landing, and coastal Maine destinations

**SALE PRICE: \$695,000**

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## PROPERTY DETAILS

OWNER	Lash, LLC
DEED REFERENCE	Book 36604, Page 0339
ASSESSOR'S REFERENCE	041/001/000
BUILDING SIZE	900± SF + full basement
LOT SIZE	0.76± AC
LOT FRONTAGE	Approximately 300 ft.
ZONING	GM5 - Growth Mixed-Use 5
YEAR BUILT	1900
NUMBER OF STORIES	One (1)
HEATING/COOLING	Oil/Gas — Forced Air Duct; AC
UTILITIES	Municipal water and sewer
PARKING	On-site surface parking; 28,484± SF paved lot
TRAFFIC COUNT	13,380± (AADT 2023)
AREA AMENITIES	Downtown Brunswick, Bowdoin College, Brunswick Landing (former BNAS), easy access to I-295
PROPERTY TAXES	\$5,155.80 (FY 2026)
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## CONTACT US

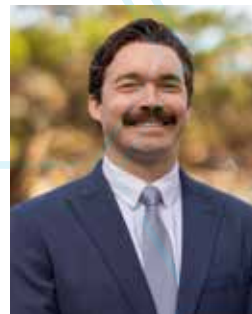


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