

**FOR LEASE**

Waterfront Restaurant  
157 Main Street, Belgrade  
\$14/SF Modified Gross



# PROPERTY HIGHLIGHTS

- 150 - seat Lakefront Restaurant
- Dock & Dine - Great Pond & Long Pond
- Onsite Parking
- Expansive Commercial Kitchen
- Fireside Lounge
- Lake Level Pub



# PROPERTY INFORMATION

OWNER Blueberry Holding Company

DEED BOOK 11760 Page 76-77

ASSESSOR Map 26 Lot 6 & 22

BUILDING SIZE 13,179 SF

LOT SIZE .89 acres

STORIES 2

YEAR BUILT 1899

PARKING On Site + Street

ELECTRICITY Lessee Pays

HEATING Lessee Pays

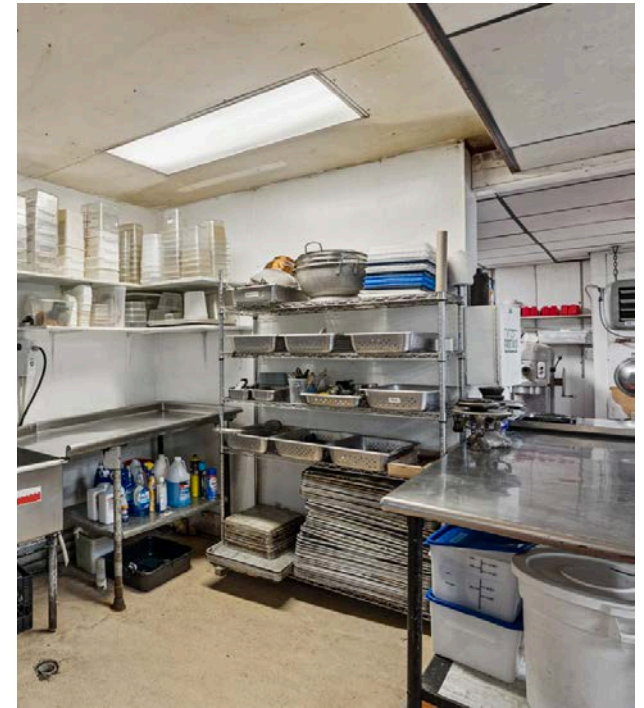
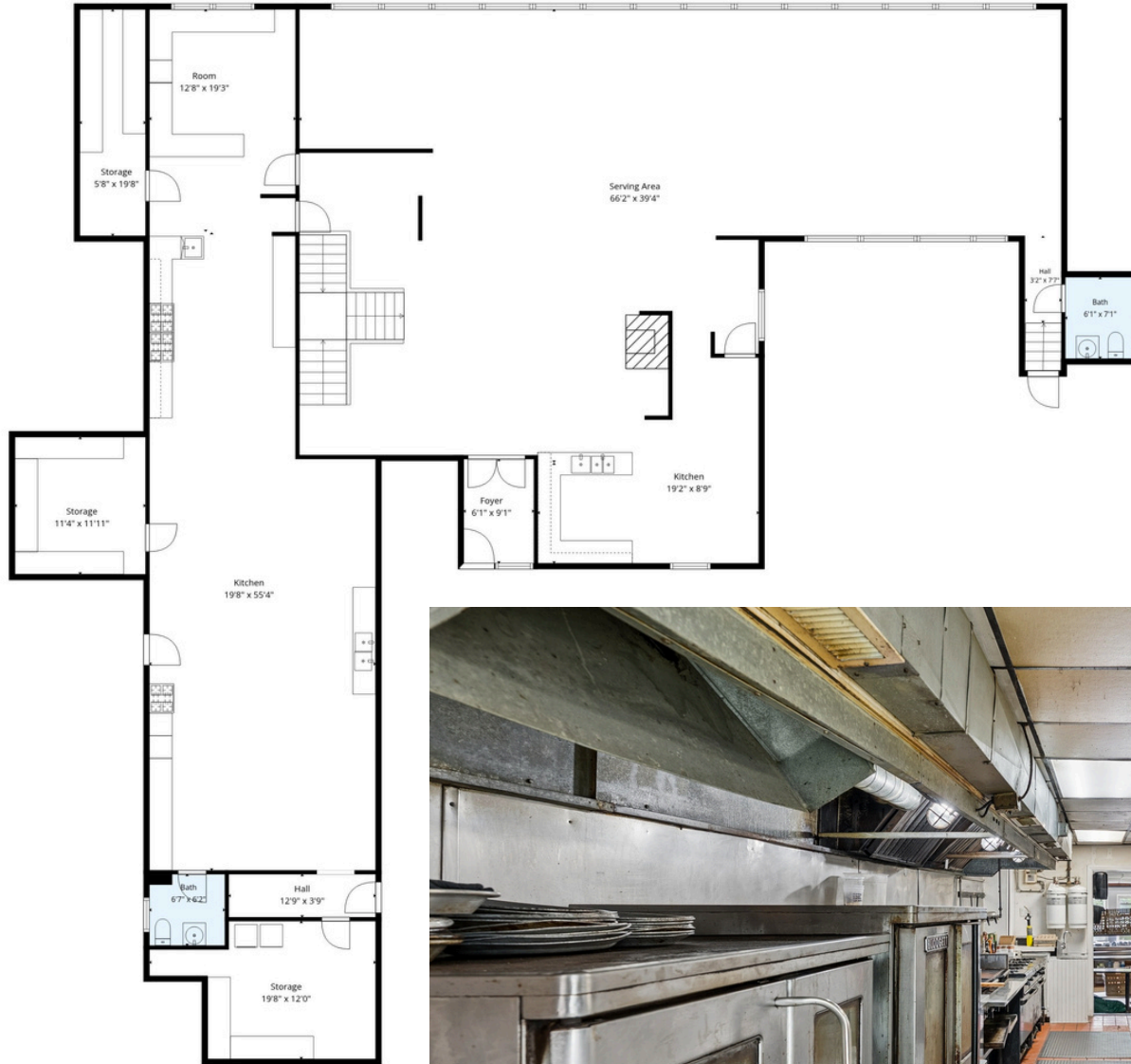
COOLING 1 Heat Pump in Restaurant, Window Unit A/C in lodging rooms

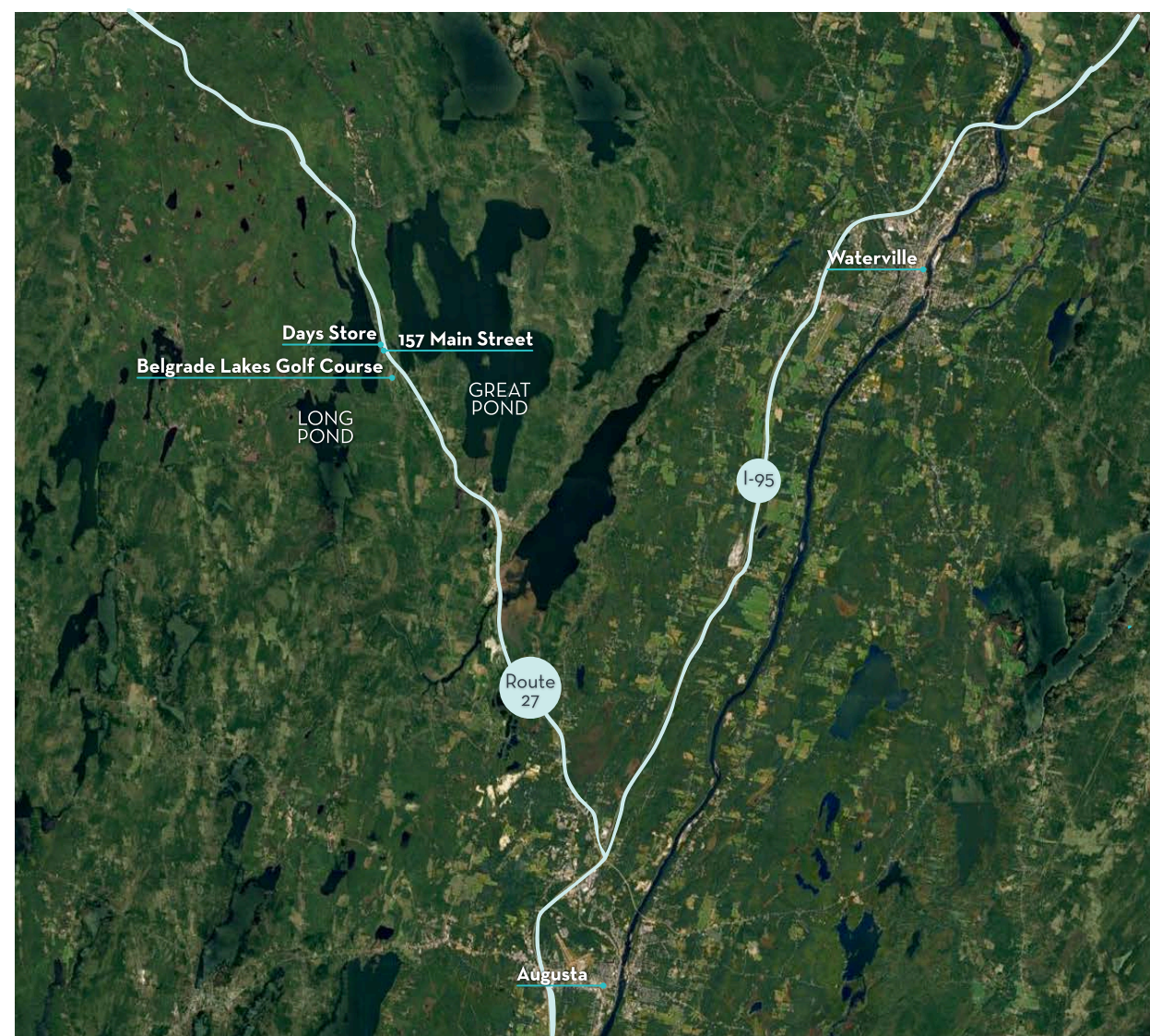
ZONING SL-GN Shoreland General Development; Mixed use Commercial

LEASE RATE \$14/SF Modified Gross

4 Docks on Great Pond 1 Dock on Long Pond







## SYNOPSIS

A rare opportunity to lease one of Maine's most iconic waterfront hospitality venues. The Village Inn & Tavern offers approximately 5,770± square feet of fully equipped restaurant space in the heart of the Belgrade Lakes Region, combining timeless character with exceptional income-producing potential. Designed to accommodate a variety of dining and event experiences, the property features an expansive commercial kitchen, an inviting fireside lounge, a vibrant lake-level pub, and a spacious lakeside dining room with stunning water views. Outside, guests can enjoy two beautifully positioned waterfront dining and event lawns, creating an unforgettable setting for outdoor dining, weddings, private functions, and seasonal events. With a highly visible location, abundant onsite and street parking, and a reputation as a destination gathering place, this turnkey opportunity is perfectly suited for an experienced restaurateur, hospitality group, or entrepreneur looking to establish a flagship waterfront operation. Opportunities to secure a venue of this caliber, size, and waterfront presence are exceptionally rare. Bring your vision to life and capitalize on the unmatched charm, tourism traffic, and enduring appeal of the Belgrade Lakes region.

## CONTACT INFORMATION



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