

# FOR SALE • BUSINESS AND REAL ESTATE

Rolling Fatties • 268 Main St • Kingfield, ME



- Established turnkey restaurant operation serving Maine's High Peaks region and the Sugarloaf Resort market
- Popular dine-in, takeout, and bar concept featuring locally sourced organic ingredients and Maine craft beer and cocktails
- Real estate opportunity includes a second-floor owner's apartment
- Seller financing may be available for qualified buyers with substantial down payment
- FF&E included in sale. Financials available with signed NDA. See Broker for details.

**BUSINESS SALE PRICE: \$375,000 (starting price depending on options)**

**REAL ESTATE SALE PRICE: \$550,000**



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# PROPERTY SUMMARY

## 268 Main St • Kingfield, ME

### Site Info

<b>OWNER:</b>	Polly and Robert MacMichael
<b>DEED:</b>	Book 3632, Page 171
<b>ASSESSOR:</b>	Map 15, Lot 17
<b>ASSESSED VALUE:</b>	\$ 28,995 Land \$193,139 Building \$222,134 Total – assessments in Maine do not equate with real estate market values
<b>LOT SIZE:</b>	0.41± AC
<b>SIGNAGE:</b>	Pylon and on building
<b>PARKING:</b>	12+/- on-site spaces plus public parking nearby
<b>ROAD FRONTAGE:</b>	90'± on Main St.
<b>ZONING:</b>	Commercial/Residential
<b>PROPERTY TAXES:</b>	\$4,553.75± (2025)

### Business Details

<b>OWNER:</b>	Rolling Fatties, LLC
<b>INCLUDED IN SALE:</b>	All assets, goodwill, equipment & business name (Tortilla business assets not included)
<b>SEATS:</b>	40± indoor seats & 30± outdoor seats
<b>NOI:</b>	See broker for details
<b>POS:</b>	Square

### Building Info

<b>BUILDING SIZE:</b>	3,570± SF (approximate)
<b>OUTBUILDING:</b>	900± SF
<b>APARTMENT INFO:</b>	1 Bedroom, 1 Bath
<b>YEAR BUILT:</b>	1900
<b>CONSTRUCTION:</b>	Wood frame
<b>FOUNDATION:</b>	Partial with stone, brick & mix
<b>ROOF:</b>	Metal
<b>SIDING:</b>	Clapboard
<b>FLOORING:</b>	Hardwood
<b>LIGHTING:</b>	Overhead conventional
<b>ELECTRICITY:</b>	200+/- amps, single phase
<b>HVAC:</b>	Air – Mini splits
<b>UTILITIES:</b>	Public water & sewer
<b>KITCHEN:</b>	Commercial kitchen with residential grade hood system (sufficient for current menu)
<b>GREASE TRAPS:</b>	1000 gallons
<b>RESTROOM:</b>	Two (2) bathrooms
<b>CEILING HEIGHT:</b>	7.5' – 9'±
<b>STORIES:</b>	Two (2)

# BUSINESS SUMMARY

## Rolling Fatties



Rolling Fatties® is an established restaurant operation located in Kingfield, Maine, serving the High Peaks region and the Sugarloaf Resort market. Operating for more than 12 years under current ownership, the business is offered as a turnkey opportunity including all furniture, fixtures, and equipment necessary for continued operation.

The restaurant offers both dine-in and takeout service, with a dedicated bar area as well as the seasonal “Sniki Bar” featuring an outdoor bar and picnic table seating. Interior seating accommodates approximately 40 patrons, with additional outdoor seating for approximately 30 patrons during the operating season.

The menu centers on Fatties (burritos), bowls, and related offerings featuring locally sourced ingredients. The drinks menu features a wide selection of Maine craft beer, spirits, and non-alcoholic beverages.



Sugarloaf Resort, located approximately 20 minutes west in Carrabassett Valley, is one of the premier four-season destinations in the Northeast, attracting significant seasonal visitation for skiing, golfing, mountain biking, hiking, and other outdoor recreation. The resort’s Robert Trent Jones Jr. designed golf course has received recognition among Maine’s and New England’s leading public courses.

The business may be purchased independently or in combination with the underlying real estate, which includes a second-floor owner’s living space. An optional food truck, previously utilized for festivals and special events throughout Maine, may also be available and provides an opportunity for additional revenue generation.

The current owners operate on a limited schedule of approximately 26 hours per week. Expanded operating hours may provide an opportunity for increased sales volume, subject to market conditions and management strategy.

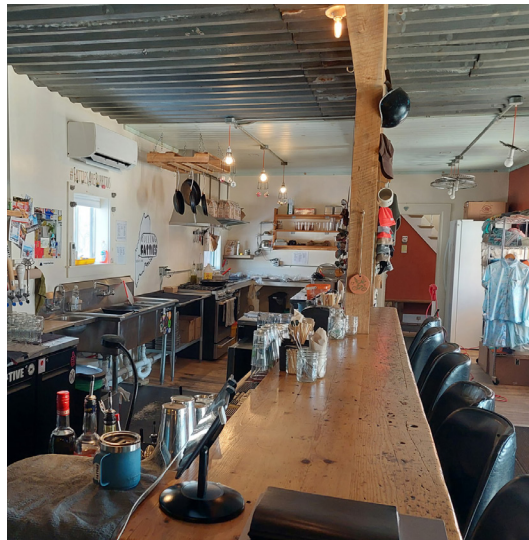
Additional opportunities include a separate tortilla production operation for buyers interested in vertical integration as well as an adjoining development parcel. The tortilla production equipment is not included in the current offering unless otherwise negotiated.

Seller financing may be available to qualified purchasers with a substantial down payment.



# DINING & BAR PHOTOS

268 Main St • Kingfield, ME



# KITCHEN PHOTOS

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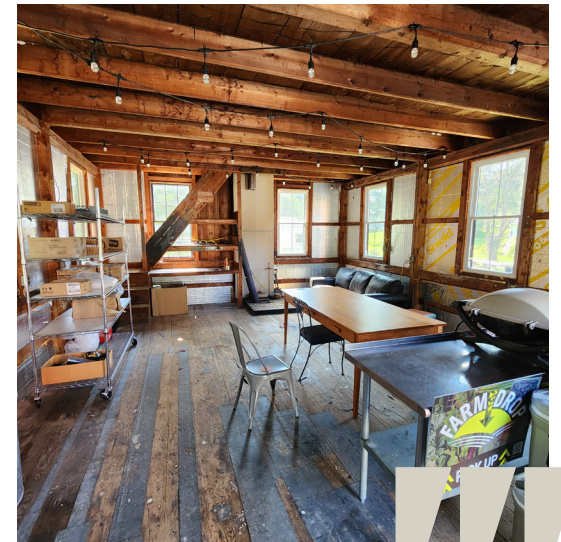
# LIVING SPACE PHOTOS

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# ADDITIONAL PHOTOS

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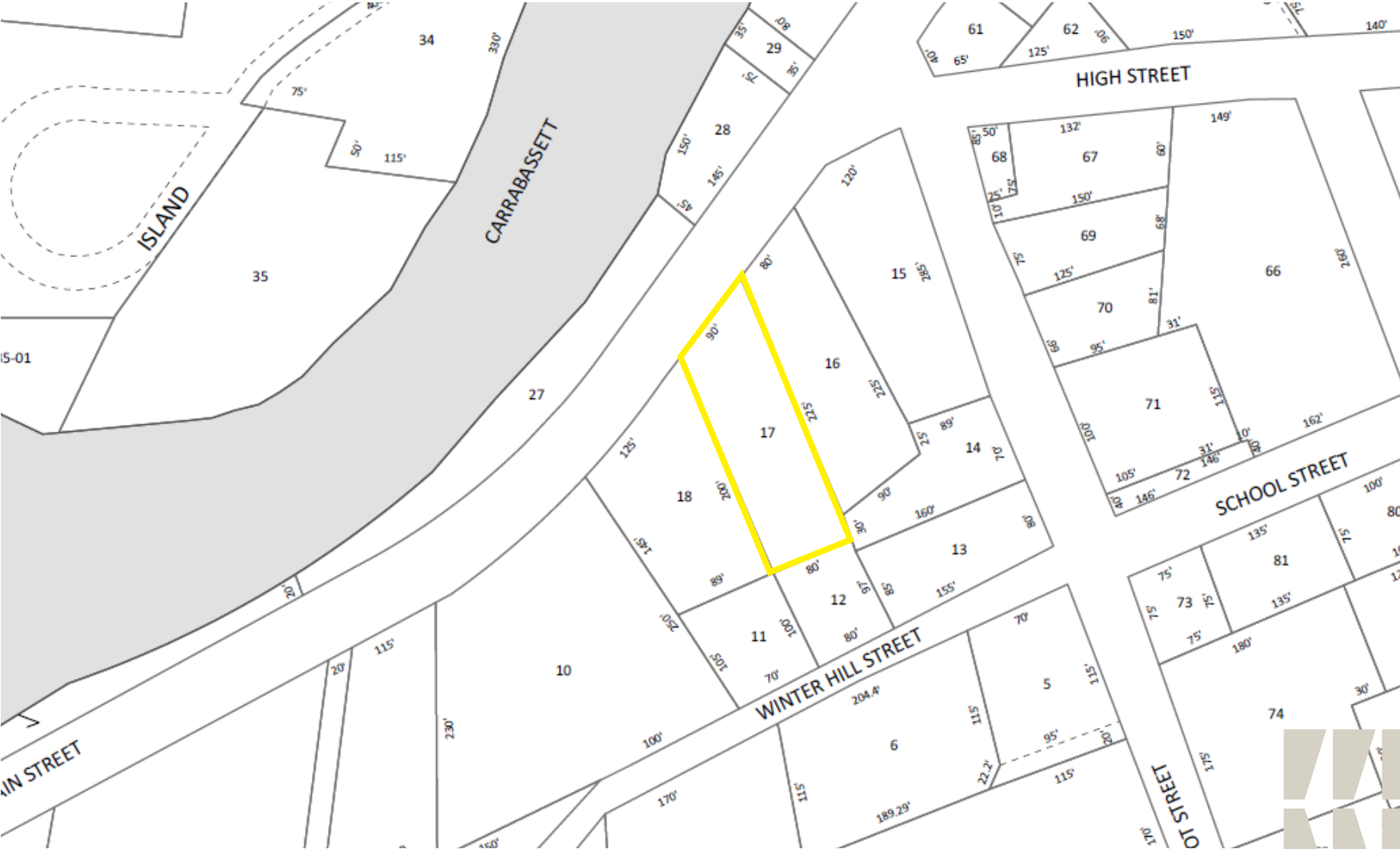


# TAX MAP

268 Main St • Kingfield, ME



**MALONE**  
COMMERCIAL BROKERS





# LOCATION MAP

268 Main St • Kingfield, ME



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