



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Sale

1301-1306 ALFRED ROAD • ARUNDEL, MAINE



ASHLEY'S RESTAURANT FOR SALE

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Cardente Real Estate is pleased to offer for sale a unique opportunity to own a landmark restaurant that is turn-key ready for operation. Ashley's Restaurant is licensed to seat 28 customers and comes fully equipped. The sale also includes a separate, two-bedroom residence and additional free-standing studio building. Located on busy Route 111 with ample parking and signage opportunities. Please contact Broker for additional details.



Karen Rich
karen@cardente.com

For more information, please contact:

Cardente Real Estate
207.775.7363



CoSTAR **POWER**
GROUP **BROKER**



Cheri Bonawitz, CCIM
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322 FORE STREET • PORTLAND, MAINE

WWW.CARDENTE.COM

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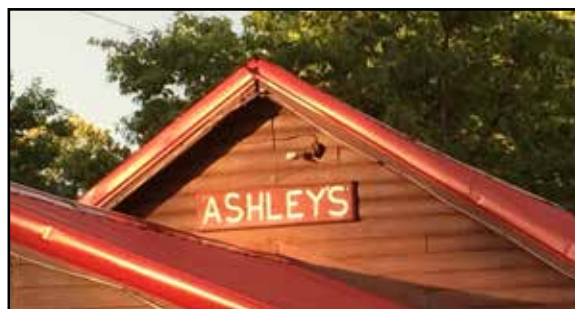
For Sale

Property Details

Property Address:	1301-1306 Alfred Rd., Arundel, ME
Location:	Arundel 20/5; Lyman 12/18/1
Property Type:	Commercial/Restaurant
Total Buildings:	Three (3)
Main Building Size:	2,172± Square Feet
Year Built:	1940
Lot Size:	.938± Acres
Parking:	On-site
Construction:	Wood Frame
Exterior:	Clapboard
Roof:	Gaple/Hip
Interior:	Plywood Panel/Drywall
Heat Fuel/Type:	Oil/Hot Water
HVAC:	AC Unit
Zoning:	R-4; ARD
Traffic Count:	17,190 (AADT15)

Sale Details

Sale Price:	\$199,000
Assessed Value:	\$244,300
Real Estate Taxes:	\$3,441 (2017)
Deed:	Book 14785, Page 956 (York)
Owners of Record:	Robert J. Sweeney and Margaret J. Jamieson



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