

ICONIC WATERFRONT
COMMERCIAL PROPERTY
YARMOUTH, ME



Former Muddy Ruddy Restaurant



FOR SALE
OR LEASE

SALE PRICE: \$2,200,000
LEASE RATE: Negotiable

PROPERTY FEATURES

CONFIDENTIAL INVESTMENT OPPORTUNITY

- Iconic waterfront property formerly home to the renowned Muddy Rudder Restaurant
- Highly visible U.S. Route 1 location with exposure from both Route 1 and Interstate 295
- 6,886± SF commercial building with flexible potential for restaurant, retail, office, hospitality, or mixed-use operations
- Direct Cousins River frontage with updated dock and float for convenient boat access
- Approximately 310 feet of road frontage and strong traffic exposure with approximately 20,000 vehicles per day
- Extensive exterior improvements completed, including painting, shingle and rot repairs, landscaping enhancements, and structural upgrades



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SALE INFORMATION

CONFIDENTIAL INVESTMENT OPPORTUNITY

PROPERTY ADDRESS	1335 U.S. Route 1, Yarmouth, ME 04096
PROPERTY TYPE	Waterfront commercial / restaurant / retail
BUILDING SIZE	6,886± SF
ROAD FRONTAGE	310± FT
WATER FRONTAGE	Cousins River frontage
DOCK / FLOAT	Updated dock and float
TRAFFIC COUNT	Approximately 20,000 vehicles per day
VISIBILITY	Visible from Interstate 295 and U.S. Route 1
POTENTIAL USES	Restaurant, retail, office, hospitality, event, or mixed-use operations
RECENT IMPROVEMENTS	Exterior painting, shingle and rot repairs, landscaping enhancements, and structural upgrades
PARKING	On-site parking
SALE PRICE	\$2,200,000
LEASE RATE	Negotiable
BROKER	Thomas Gadbois

CONTACT



THOMAS GADBOIS
Tom@fobailey.com
207.409.8339

All information regarding this property is subject to change at any time without notice and is presented "as is", without any representations or warranties, including without limitation any warranty of accuracy or completeness of the information.

EXERIOR PHOTOS



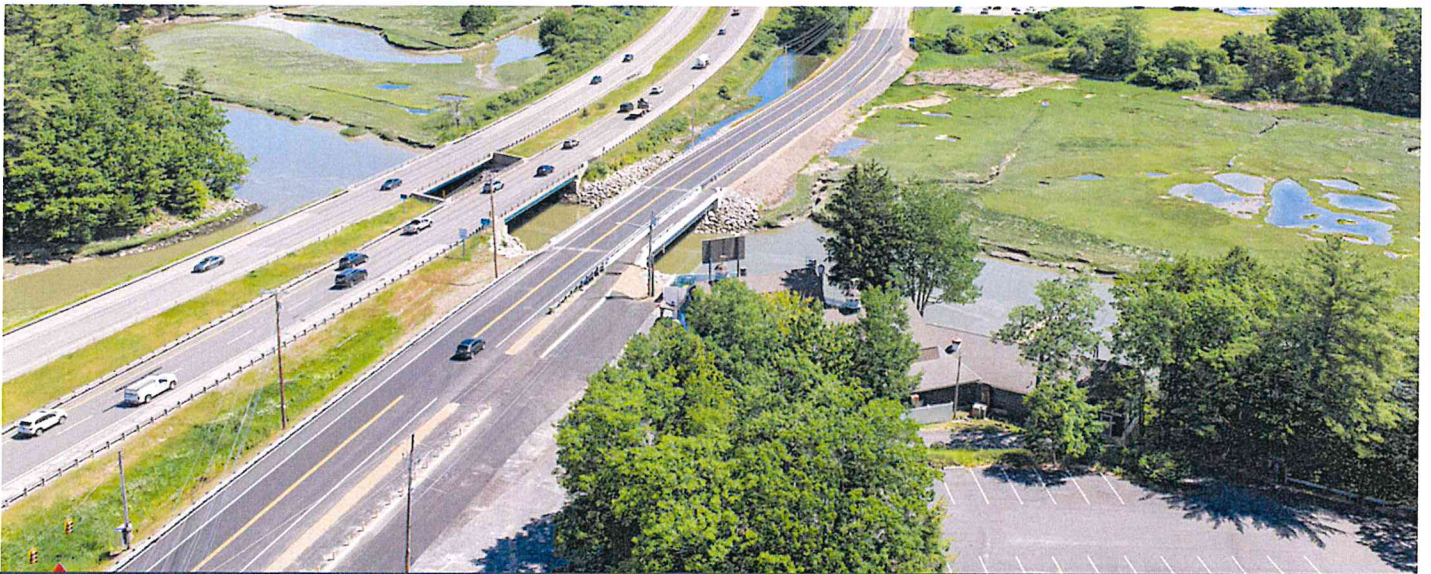
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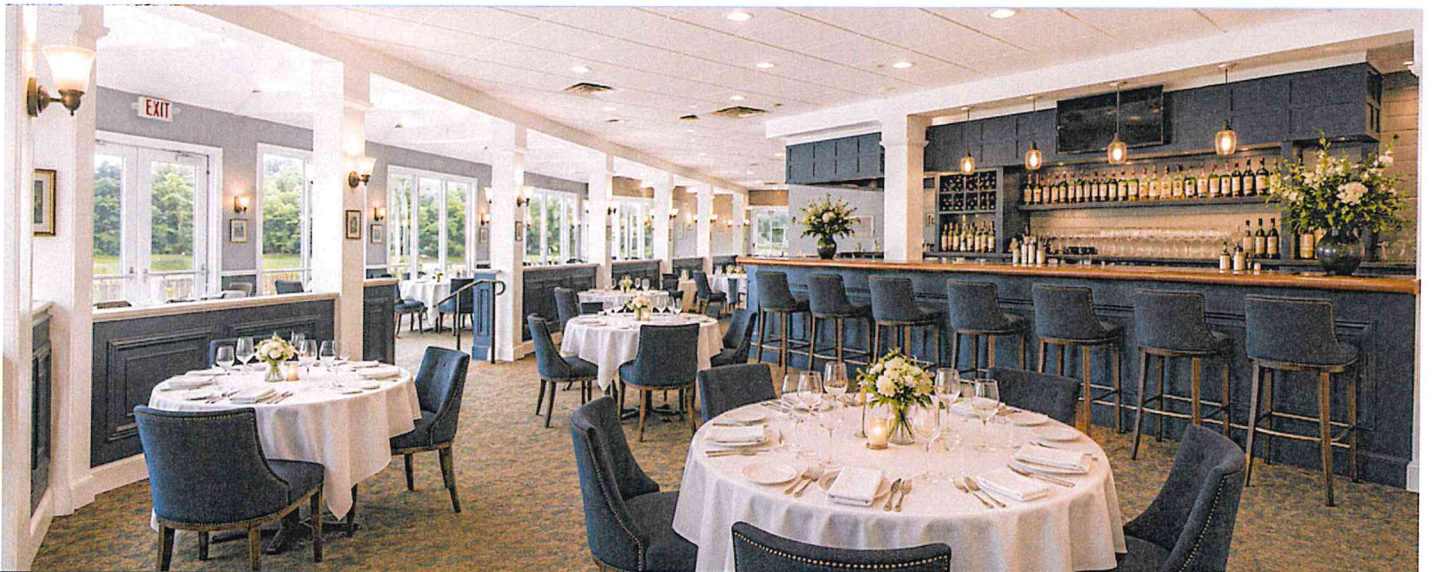
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INTERIOR PHOTOS



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Nearby Amenities & Attractions

- Cousins River
- Interstate 295
- U.S. Route 1
- Downtown Yarmouth
- Royal River Park
- Yarmouth Crossing
- Freeport Village Station
- L.L.Bean Flagship Store & Campus
- Falmouth Shopping Center
- Maine Audubon / Gilsland Farm
- Portland, Maine
- Brunswick, Maine
- Casco Bay and surrounding coastal communities

Gather



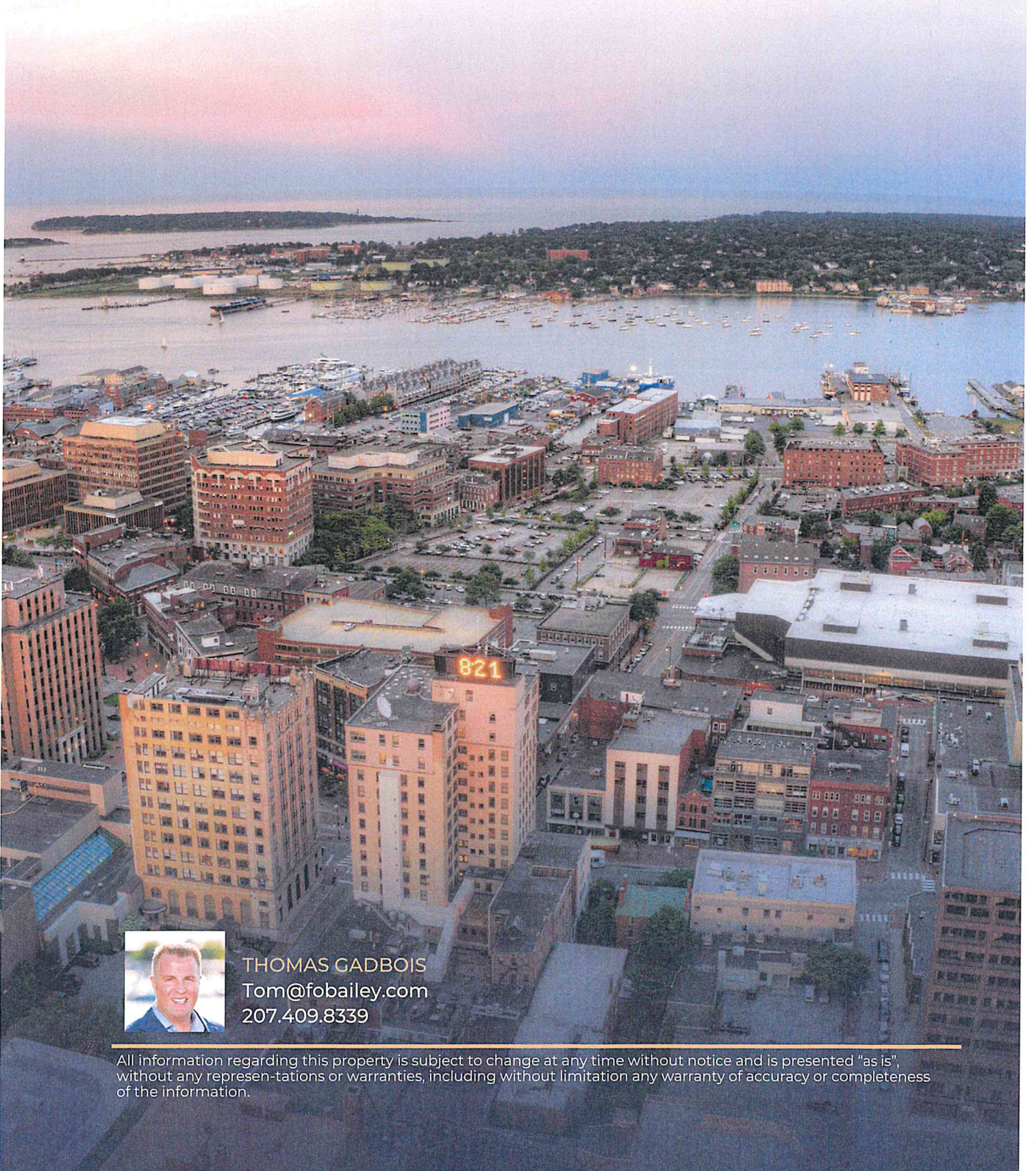
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