

FOR SALE | FULL SERVICE RESTAURANT

61 TANDBERG TRAIL - WINDHAM, MAINE



PHENOMENAL OPPORTUNITY! LAND, BUILDING & ALL EQUIPMENT

Full Service Restaurant and bar, large outside patio area, plenty of on-site paved parking

- Located in the Heart of the Lakes Region
- All equipment is included in the sale
- Currently Gilbert's Chowderhouse; formerly The Barnhouse Tavern & Restaurant

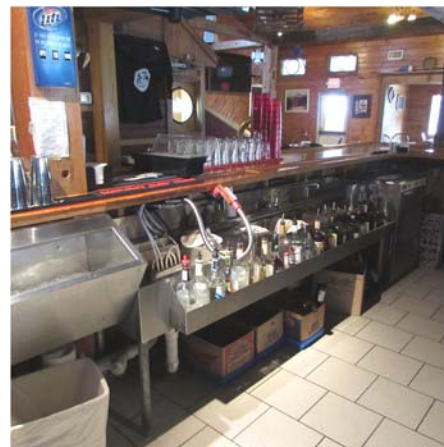
FOR SALE: \$ 1,100,000



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INTERIOR PHOTOS - 61 TANDBERG TRAIL, WINDHAM



PROPERTY & SALE INFORMATION

61 TANDBERG TRAIL - WINDHAM, MAINE



Located in the Heart of the Lakes Region, 61 Tandberg Trail is now available for sale! Its location at the intersection of Route 302 and Route 35 in Windham has the highest traffic count in the area. Currently being used as a full service bar/restaurant, the sale includes the land, building and all equipment (but not the name or recipes associated with the current operation).

GENERAL PROPERTY INFORMATION

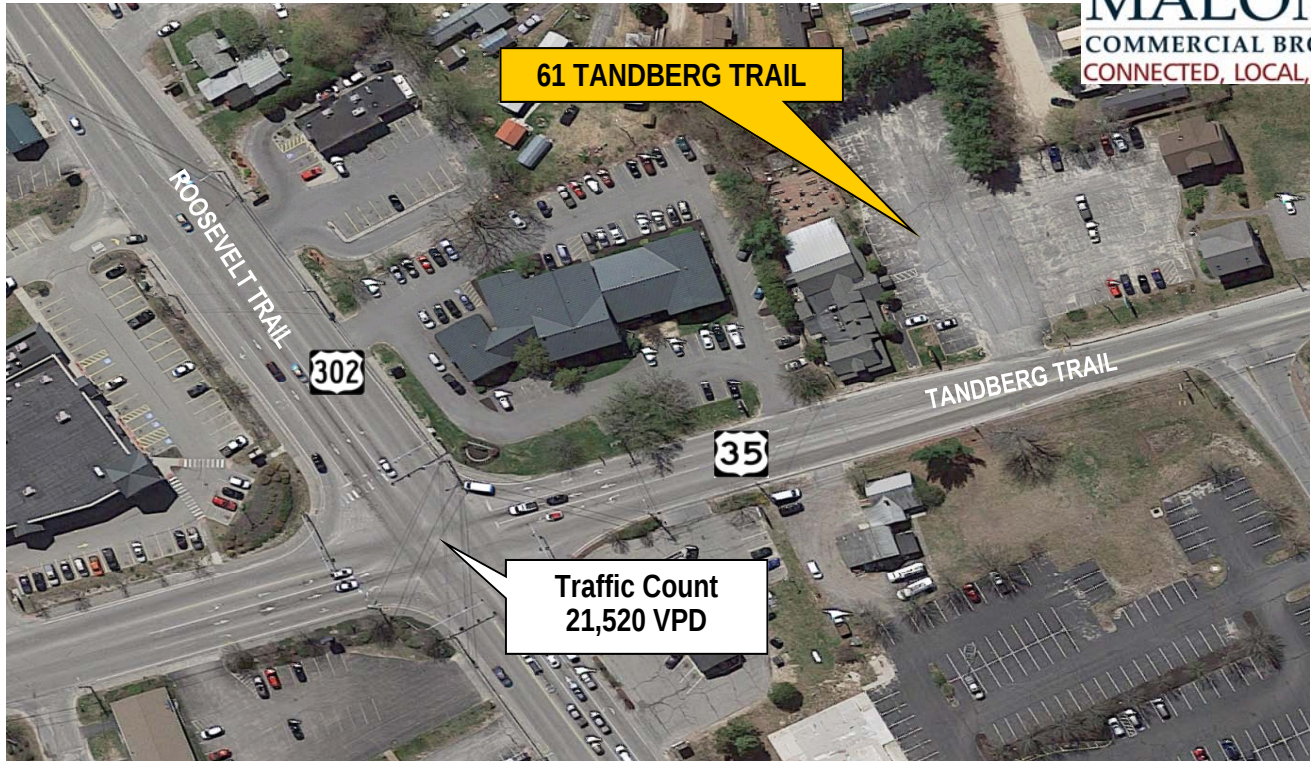
SITE SIZE:	1.02± Acres
ZONE:	C-1 zone
ASSESSOR REF:	Map 67, Lot 30
DEED:	Cumberland County Registry of Deeds Book 24814, Page 33
TAXES:	\$ 9,799.94
BUILDING SQ. FT:	6,929 SF - First Floor: 5,149 SF; Half Story: 1,780 SF (finished)
CONSTRUCTION:	Wood Frame - Exterior: Vinyl siding - Roof: Gable/Hip - Asphalt Composite
YEAR BUILT:	1872
LIGHTING	Overhead light fixtures
BATHROOMS:	Main dining area: 2 bathrooms Private dining/function facilities: 2 bathrooms
OFFICE SUITE:	2nd floor—Office suite with 3 offices and a private bath
PARKING:	Ample paved parking on-site
WATER & SEWER:	Public Water Private Sewer (system is under the patio)
ELECTRICAL:	Electrical: 400 amp 3 phase
HVAC:	2 Natural Gas HVAC 50 Ton Units for heat and air conditioning

Sale price includes land, building and all equipment.

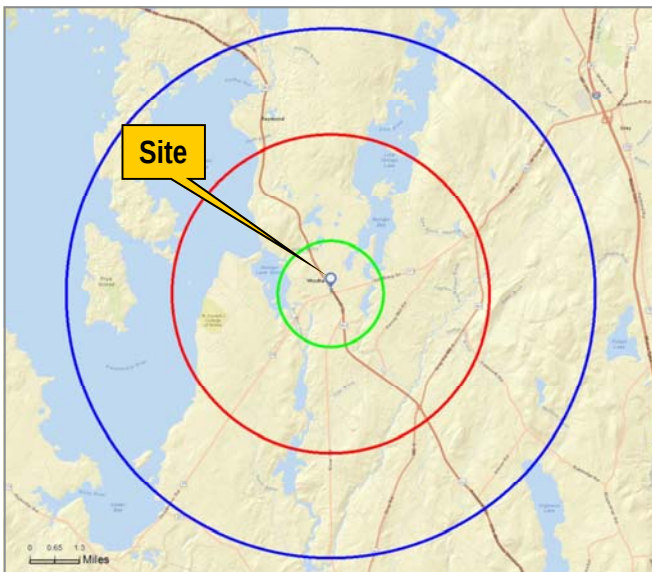
SALE PRICE: \$ 1,100,000

SITE MAP AND DEMOGRAPHICS

61 TANDBERG TRAIL - WINDHAM, MAINE



AREA STATISTICS - 2016*



Radius 1-3-5 Miles

2016	1 Mile	3 Miles	5 Miles
Total Population:	1,380	11,022	18,964
Avg. Household Income:	\$65,578	\$77,783	\$82,086
Total Businesses:	366	689	951
Total Employees:	3,441	6,280	8,392
Employee/Residential Population Ratio	3.49:1	0.57:1	0.44:1

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Esri Forecasts for 2016.



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