



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

Business For Sale

349 Water Street • Augusta, Maine

Shenanigans Bar



Landmark Bar and Night Club

Cardente Real Estate is pleased to offer for sale a 4,500+/- square foot turn key night club business in downtown Augusta. As one of the area's only dance club and night life spaces it is constantly profitable. Currently located at 349 Water Street with lease in hand. The Landlord is open to discussing new lease terms with the new owner of the business. The business comes with a large asset list including, all tables and chairs, two giant jenga sets, one dart board, one foam machine, and an extensive sound system with 10 speakers, 2 amps and an equalizer. Please contact the Broker for more information regarding this business sale.



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349 Water Street • Augusta, Maine

322 FORE STREET • PORTLAND, MAINE

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Information furnished is from sources deemed reliable, but no warranty is made as to the accuracy thereof. All information should be independently verified. This Agency/Licensee represents the Seller's/Landlord's interest and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.



Property Details

Property Address: 349 Water Street, Augusta, ME

Location: Downtown Augusta

Space: 4,500+/- SF Located on the 1st Floor

Parking: Ample Free City Parking Lots Available

Heat: Landlord Pays for Heat

A/C: Central Air

Signage: Located in front of building

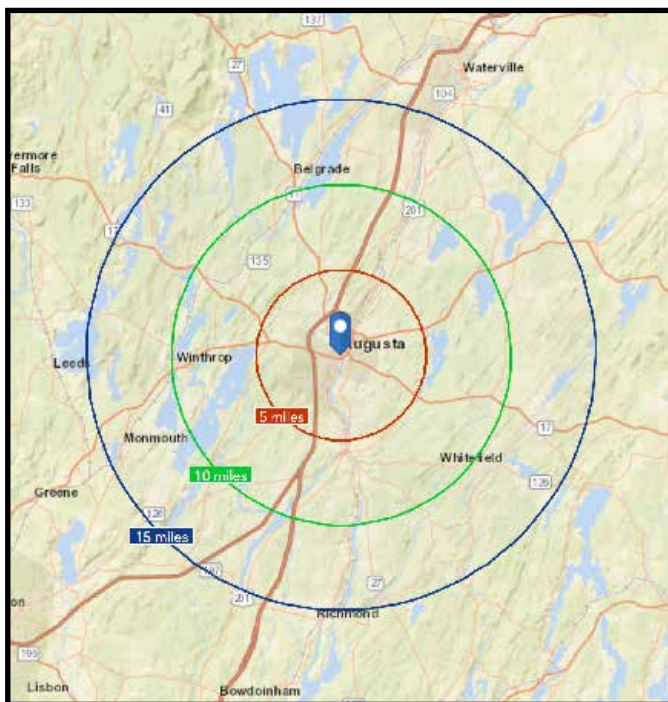
Total Legal Capacity: Two hundred and forty (240)

Sprinkler System: Yes

Restrooms: One (1) Men's Room with four (4) stalls
One (1) Women's Room with two (2) stalls

Augusta Population: 26,260 (2010) Within a 15

Radius



Sale Details

Sale of Business and all Assets: \$69,000

Lease Details

This business comes with lease in hand with one year remaining on initial term. There is presently 1 three year option. Landlord is open to reconsider a new lease.





Asset List:

- 2 Three bay stainless steel sinks
- 2 Stainless steel hand sinks
- 1 Stainless steel vegetable sink
 - 1 Microwave
 - 1 oven/grill
 - 1 Fryolator
 - 1 Char grill
 - 1 Food heat lamp
- 5 stainless steel tables
- 5 shelves (wood & metal)
- 3 large stainless steel shelves
- 2 metal rolling shelves
- 1 ice machine
- 2 standup beverage coolers
 - 3 small coolers
 - 2 sled beer coolers
 - 1 meat slicer
 - 2 baker's racks
- 1 metal beverage rack
 - 4 plastic ice
- All misc. bar tools
- All dished, plates bowls cooking utensils
- All stainless steel pans
- All baking pans
- 9 backlights
- 1 bud light pool table light
- 4 couches
- All cleaning tools
- All trash cans
- 4 large televisions
- 3 wooden beer pong tables
- 1 8 player beer pong table
- 1 poker table
- 1 floor buffer
- 1 snow blower (not sure if needs repair)
- 1 Time clock
- All tables and chairs
- 1 ping pong table
- 1 dart board
- 2 giant jenga
- 1 speaking stand
- 1 foam machine
- 1 giant inflatable twister
- All misc. office equipment
- All camera system
- 1 desk
- Sound system (10 speakers, 2 amps 1 equalize)
 - 1 system behind bar
 - 1 Light bar with light
 - 1 Light bar
 - 1 Double derby
 - 1 Horizontal light
 - 1 Lazar spot lights
 - 2 square backlights