



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Sale

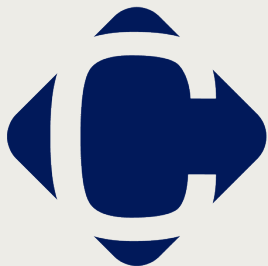
443 Hendricks Hill Road • Southport, Maine

SOUTHPORT GENERAL STORE • SOUTHPORT, MAINE



OWNER-USER BUSINESS INVESTMENT

Cardente Real Estate is pleased to offer for sale the historic Southport General Store, prominently located across from the Civil War Monument on Route 27. For the past 13 years, the current owners have lovingly maintained and renovated the site and three buildings adding a wine room, professional kitchen and baking area, enclosed deck, expanded parking lot and generator. They also remodeled the barn interior, apartment over the store, and replaced all roofs. Their website, southportgeneralstore.com, provides a great deal of historical information regarding the store and reflects the work and creativity devoted to the business over the past decade. Please contact the Broker for additional information, financials and the extensive equipment inventory.



Cardente Real Estate
 322 Fore Street • Portland, Maine 04101
 207.775.7363



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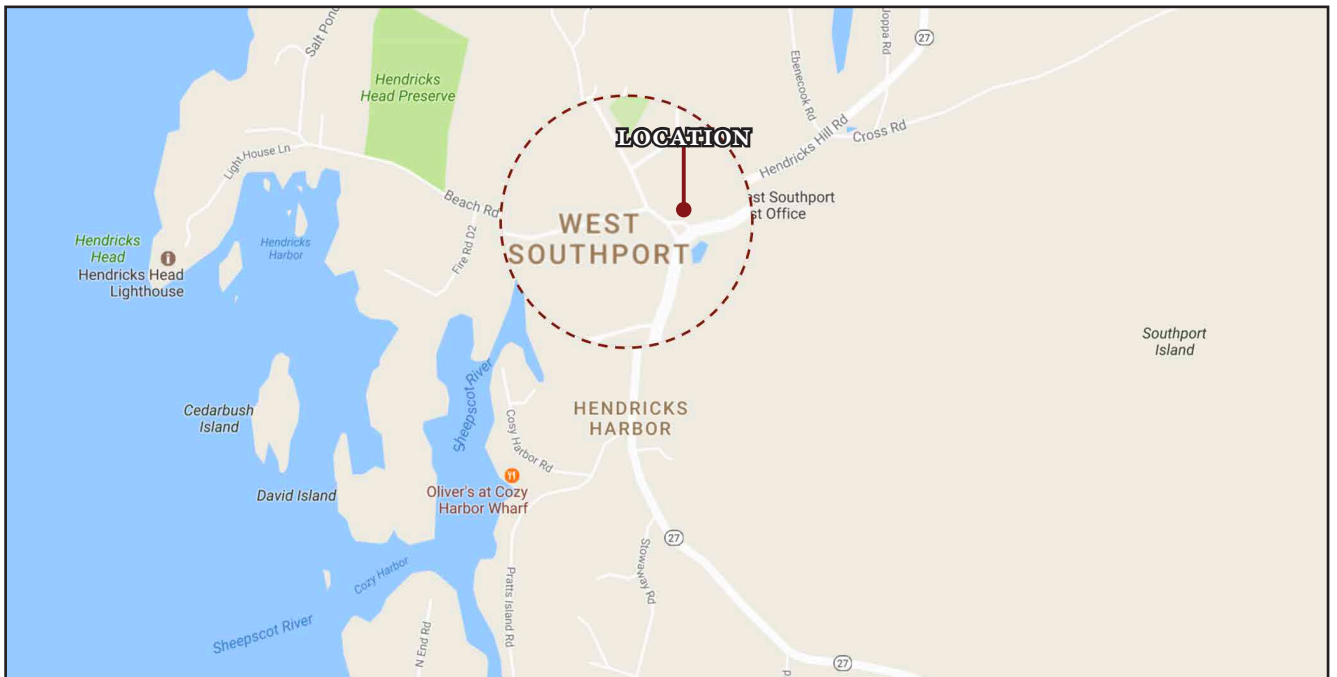


Property Details

Sale Details

Property Address: 443 Hendricks Hill Rd, Southport, Maine
Location: State Route 27
Property Type: Mixed-use/Retail
Total Buildings: Three (3)
Total Stories: Three (3)
Building Size: 3,966± Square Feet
Year Built: 1882
Year Renovated: 2007
Land Area: 1.05± Acres
Road Frontage: 276± Feet
Parking: Paved spaces in front of store plus additional gravel lot behind
Traffic Count: 1,980 AADT13
Exterior: Vinyl siding
Roof: Gable
Heat Type: Oil
Water: Municipal
Sewer: Septic

Sale Price: \$1,200,000
Unit Price: \$302.57 PSF



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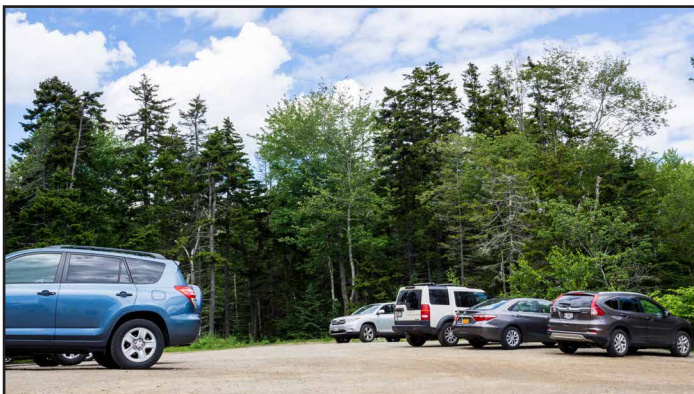


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Property Photos



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