



28 MAIN STREET • HOLLIS, MAINE



YOUR COUNTRY STORE: BUSINESS AND REAL ESTATE

Cardente Real Estate is pleased to offer for sale the real estate and business located at 28 Main Street in Hollis, Maine. This business is a very popular full service country store that offers a full array of products, including groceries, a fresh butcher shop, deli, takeout sandwiches and pizza, take home prepared meals, specialty gifts, and beer and wine, to name just a few. See a full list of items offered, together with the Assets included in this sale, attached. The business has steadily grown every year and is now positioned to attain even more growth. The real estate includes a site of over 1.63 acres with a 3,000± SF building that includes a professional kitchen, coolers and deli/meat cases. There is also a loading dock. With over 275± feet of road frontage on a well-traveled road, this store is ideally located to serve the community and surrounding towns with all of their grocery needs. It is ADA accessible and there is plenty of on-site parking, a lighted pylon sign, and colorful outdoor displays. Please contact Broker for detailed financial information upon signing a Confidentiality Agreement.

For more information, please contact:

Cardente Real Estate
207.775.7363



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28 Main Street • Hollis, Maine



Property Details

Property Address:	28 Main Street, Hollis, Maine
Location:	Map 1 / Lot 46
Property Type:	Country Store/Deli/Butcher Shop
Total Buildings:	One (1)
Total Stories:	One (1)
Building Size:	3,030± SF
Building Class:	Retail
Year Built:	1987
Land Area:	1.63± Acres
Road Frontage:	275' (Rt. 35)
Parking:	Ample, paved
Utilities:	Central Heat/Cool, AC units
Amenities:	Restroom, Loading Dock, ADA entrance, pylon sign



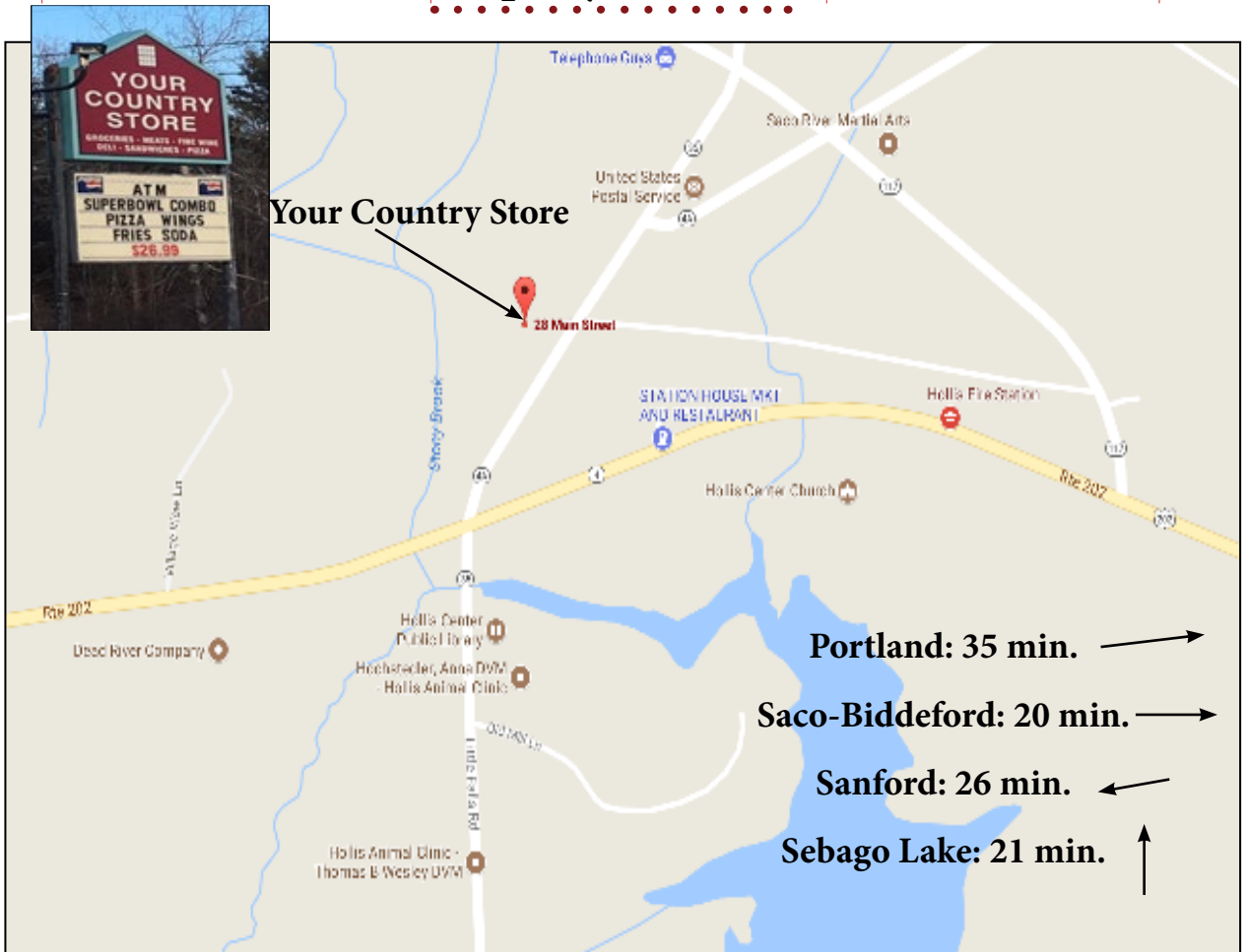
Sale Details

Sale Price:	\$850,000
Real Estate Taxes:	\$2,707 (2017-18)
Deed:	York Co. 15525/803
Owners of Record:	Tomas, LLC

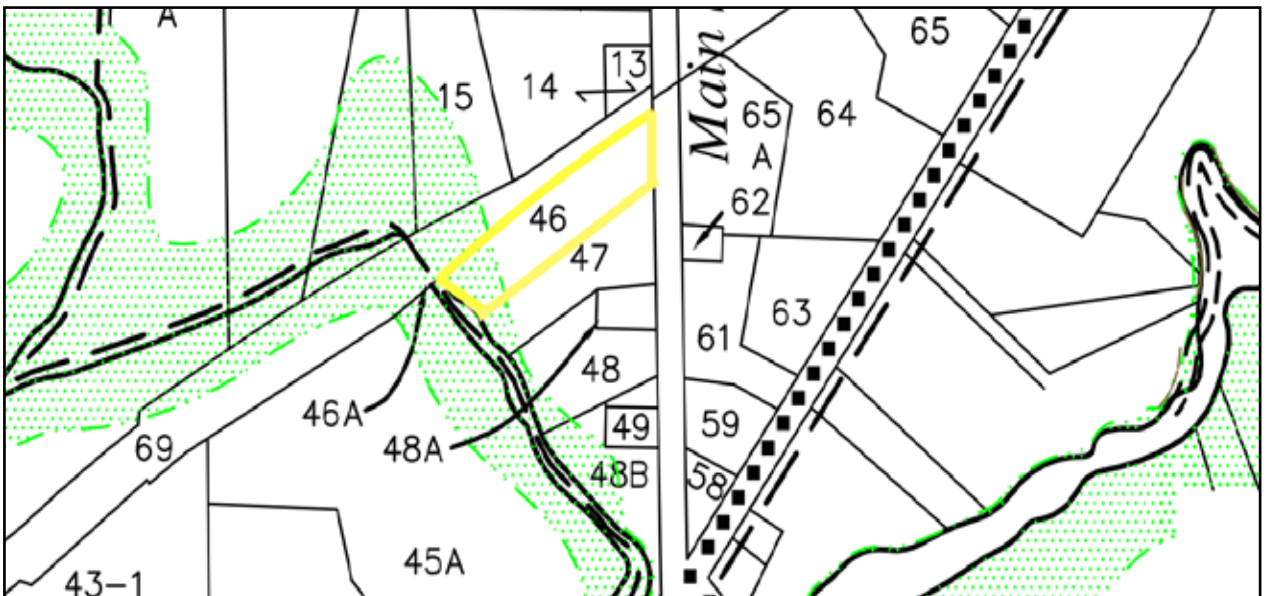




Property Location



28 Main Street • Hollis, Maine





Your Country Store Products



- ATM Machine
- Lottery Tickets
- Megabucks and Powerball
- Gift Certificates
- Fresh Green Mountain
- Coffee all day
- Home Décor and Gift Items
- Specialty Items
- Leanin' Tree Greeting Cards
- Game Tagging Station
- Breakfast Sandwiches
- Beer and Wine
- Cigarettes
- Fresh, Store Cut Meat
- Store Made Salads
- Local Produce in Season
- Deli Sandwiches and Pizza
- Gluten Free Products
- Party Platters
- Holiday Pie Orders



28 Main Street • Hollis, Maine



Asset List

OFFICE EQUIPMENT

Diebold Cashguard Safe
Electronic Security System
Security System with Cameras
ATM Machine
2 Sam-4 Cash Registers
2 Metrologic Scanners
2 Verifone Credit Card Keypads
Verifone Credit Card Printer
Heartland End to End Credit Card Reader/Printer
HP Printer/Copier/Scanner

MISCELLANEOUS

Lawn Mower
2 Picnic Tables
2 Wooden Benches
Coleman Power Mate Progen 5000 Generator
2 5000 BTU AC Units
Water Treatment Tank/System
Air Conditioning System
Heating System
Hot Water Heater

FOOD STORAGE AND COOLERS

4' Refrigerator/Cooler
4' True Meat Display Unit
4' True Frozen Food Unit
Gibson Single Door Upright Freezer
2 Kelvinator Chest Freezers with Sliding Doors
Coldspot Upright Freezer
2 Glass Pastry Cases
Turbo Air Sandwich Unit

WALK-IN COOLER AND EQUIPMENT

Walk-in Cooler with 11 Glass Doors with Lights and Shelving; 1 Service Door
Copeland #LACA310ATAC Compressor
New Copeland Compressor
Hobart Meat Grinder
Hobart Digital Scale and Printer
Heat Sealer

KITCHEN AND SERVING EQUIPMENT

Bunn-o-Matic Slush Puppy
Hot Dog Steamer
18" x 72" Coffee Service Counter
Hobart Slicer
Tor Rey Scale and Printer
Lincat Pizza Warmer
Bakers Pride 2-Door Pizza Oven
Pizza Zip 4-Shelf Oven
Tru 6' Deli Case
Garland 60" Gas Range and Grill
12' Wood Kitchen Countertop
Bev-Air 72" Sandwich and Pizza Prep Unit
Emerson Domestic Microwave
Auto Fry Self Contained Fryer
Minnie Max Food Processor
Double Kitchen Sink
Smoker
Assorted Smallwares (Pots, Pans, Knives, Etc.)

SHELVING AND COUNTER SPACE

36' Center Aisle Double Side Gondola Shelving
12' Single Side Gondola Shelving
35' Single Side Gondola Shelving
16' Single Side Gondola Shelving
12' Single Side Gondola Shelving
9' x 10' U-Shaped Cash Out Counter
47" x 85" Formica Top Island w/Under Counter Storage
2-18" x 45" Wire Frame Displays
72" x 24" Steel and Wood Storage Shelving
18" x 72" Coffee Service Counter



CONFIDENTIALITY AGREEMENT

The marketing brochure (“Material”) you requested contains confidential information solely for your own limited use as a prospective Buyer (“Purchaser”) in considering whether or not to pursue negotiations for the property located at Your Country Store, 28 Main Street, Hollis, Maine.

This Material contains selected information pertaining to the business and affairs of the Property and has been prepared by the Owner and its agents. This Material does not purport to be all inclusive or to contain all the information that a prospective buyer may desire. Neither the Owner nor any of its officers, agents, or employees make any representation, expressed or implied, as to the accuracy or completeness of the Material or any of its contents and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this Material at your earliest convenience.

The Material shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there have been no changes in the business or affairs of the Property since the date of preparation of the Material.

If you are in agreement with these terms, please sign and date below where indicated and return this document to us by fax or mail. A copy of the Material will be provided to you shortly thereafter.

SEEN AND AGREED TO:

Please Print

Company Name: _____

Your Name: _____

Address: _____

City / State: _____ Zip Code: _____

Telephone No. _____

Fax No. _____

E-Mail _____

By: _____

Date: _____

Its: _____



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