



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Sale

82 Spurwink Road • Scarborough, Maine

HIGGINS BEACH MARKET

Popular Maine Beach Market with Real Estate



Cardente Real Estate is pleased to offer for sale the Higgins Beach Market, a beach community market with newer renovations offering specialty foods and gifts, made-to-order foods and much more. This seasonal business is walking distance from nearby neighborhoods and the beach, and is easily accessible from well-traveled Spurwink Road (Route 77). It offers ample parking and highly visible on-building signage. Well-established, profitable and ready for next season. Partial owner financing is available. Please submit attached Confidentiality Agreement for financial information.



Karen Rich
 karen@cardente.com

For more information, please contact:

Cardente Real Estate
 207.775.7363



CoSTAR GROUP **POWER BROKER**



Cheri Bonawitz, CCIM
 cheri@cardente.com

322 FORE STREET • PORTLAND, MAINE

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Property Details

Property Address:	82 Spurwink Road, Scarborough, ME
Location:	Map R094 / Lot 003
Property Type:	Retail / Special Purpose
Total Buildings:	One (1)
Total Stories:	One (1)
Building Size:	480± SF
Year Built:	1950
Land Area:	0.13 Acres
Road Frontage:	75± Feet
Zone:	RF
Parking:	Ample, paved (deeded easement lot)
Traffic Count:	3,240 (AADT13)



Sale Details

Sale Price:	\$645,000
Real Estate Taxes:	\$3,023 (2017-18)
Deed:	Bk 28542 Pg 26
Owner of Record:	Three Bears Holdings Company, LLC





Equipment Included in Sale

- Convection Oven
- Gas Pizza Oven
- Flat Top Griddle
- Hood
- Fryolators
- Ice Cream Machine (Hard & Soft Serve)
- State-Certified Outdoor Kitchen for Lobster Prep
- Vitamix
- Soda Fountain
- Ample Dry Storage
- Mainland Lobster Tank
- Outdoor Seating

Capital Improvements

- New Compressor in Beer Cooler
- Newer Refrigerator Units, Walk-In Cooler and Walk-In Freezer
- Fresh Paint

Reviews of Higgins Beach Market

First off, the selection of food, pastries, beverages and beach accessories is impeccable. Second, The customer service is top notch. This is an establishment I will support for the rest of my lifetime. The owner is very down to earth and is there to make sure your needs are fulfilled. Truly a solid business to support. Highly recommended.

Geoff Hill, Facebook

Excellent sandwiches and customer service! So happy we stopped by after an afternoon at the beach! We're full and will definitely be back!

Tyler Sing, Facebook

Awesome sandwiches and a very good costumer service ! A nice place to stop for lunch after surfing session.

Meli LR, Facebook

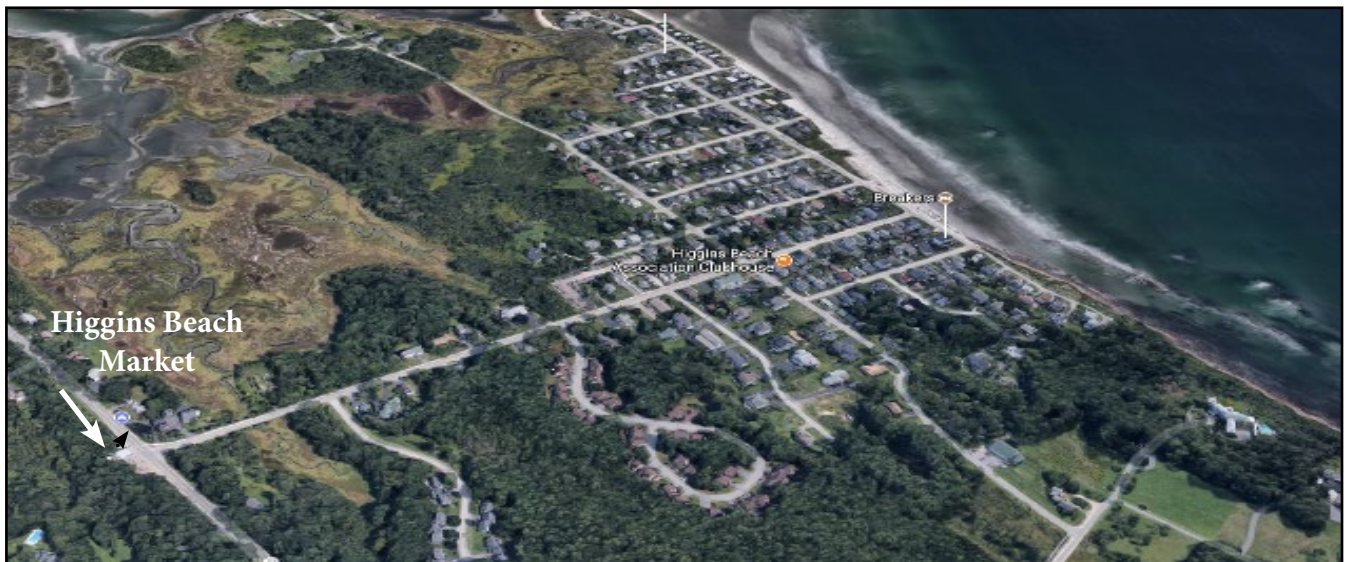




About Higgins Beach



Higgins Beach is a small seaside community with approximately 300 cottages and two inns (The Breakers and the Higgins Beach Inn), which are open during the summer season. Visitors, seasonal residents and year-round residents are drawn to the half-mile-long white sand beach, the quaint family-oriented neighborhood, surfing, striped bass fishing, kayaking in the ocean or the Spurwink River, and the shipwreck embedded in the beach's sand. Located north of Old Orchard Beach, Higgins Beach has managed to retain its small-town feel, thriving on the families who return year after year.



82 Spurwink Road • Scarborough, Maine



CONFIDENTIALITY AGREEMENT

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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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