

Investcomm

Commercial Group

CONFIDENTIAL PROPERTY PROFILE



Beachfire Bar & Grille, Ogunquit

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Beachfire Bar & Grille, Ogunquit



About the Beachfire Bar & Grille, Ogunquit

The Beachfire Bar & Grille is located in the desired seaside village of Ogunquit, ME. Conveniently located on the corner of Ocean Ave and Main Street, just across the street from the Footbridge Plaza and the Footbridge Beach Motel. This beautifully remodeled restaurant includes a "Backlit Onyx" bar on first floor with additional bar with live entertainment on second floor. The second floor can also accommodate functions or additional dining. One of the focal points, unique to Ogunquit restaurants, is the outdoor fire pit complete with comfortable seating. The Beachfire Bar & Grille has developed a strong customer base over the years and is truly a destination point for travelers. In addition the restaurant has a two-bedroom apartment, on-site parking and is steps to beach. This choice location truly presents an exceptional real estate opportunity.

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Beachfire Bar & Grille is located at 658 Main Street (Route 1) in Ogunquit, Maine, the location of the former Clamdigger Restaurant at the corner of Ocean Ave and Main Streets. This select property is a rare Ogunquit offering.

- **Extensively renovated with new electric and heating system**
- **Currently used as a full-service restaurant with two bars**
- **A second floor with a two bedroom apartment**
- **Outdoor fire pit**
- **Onsite parking spaces**
- **Municipal water and sewer**
- **Great visibility from Route 1 both north and south**
- **Expansion possibilities exist for the building.**



Beachfire Bar & Grille, Ogunquit
Information Summary

Address: 658 Main Street (Route 1) Ogunquit, Maine

Assessor Map/Lot: 009/049

Book/Page: 14760/495

Zone: GBD2

Land Area: .37+- Acres

Road Frontage: 121+- feet, Rt 1, 127+-feet, Riverbank Rd & 106+- feet, Ocean Street

Building Size: 5220+- sq. ft. total with additional build out possible

Apartment: 2 bedroom

Traffic Count: 14,330 vehicles annual average per day

Restaurant: Can accommodate up to 150 seats

Real Estate Taxes: \$5,764.25

Price: \$1,495,000

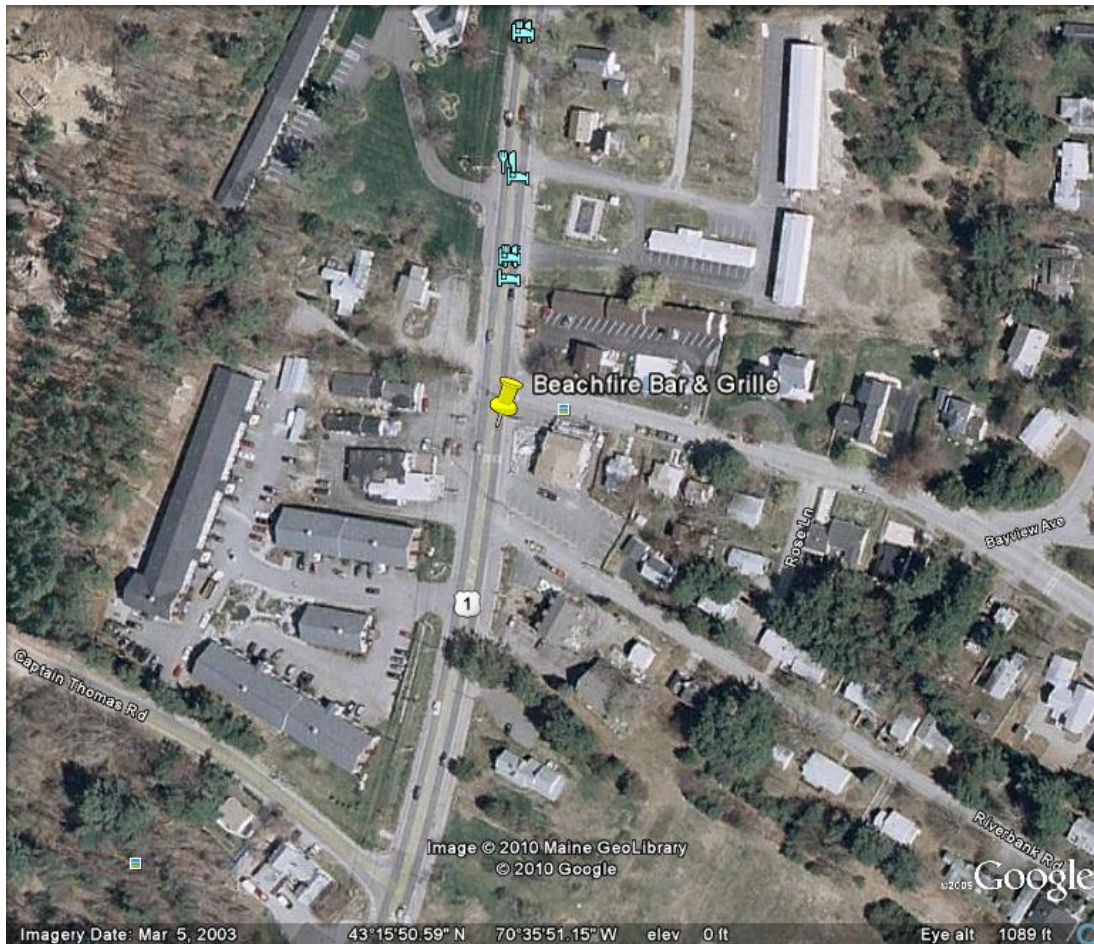
Comment: Exciting opportunity to acquire this prime, high visibility restaurant property in an outstanding commercial location.

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Beachfire Bar & Grille Aerial View Site



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