

CONFIDENTIAL BUSINESS REVIEW

Serving the Sunday River Ski Resort Area

Oxford County, ME



Description

Casual Restaurant & Pub is located just one mile outside the village of Bethel, Maine, five miles from the Sunday River Resort, and just six miles from Mt. Abram Family Ski Area. The business is open year round, appeals to tourists, regardless of the season, and locals as well. It seats 100-130 and can accommodate large families or groups. We have a large and varied dinner menu featuring Maine Seafood, Char-Grilled Steaks & Chops, Italian Specialties, a selection of Dinner Salads, as well as a great Kid's Menu.

Our pub fare includes Char-Grilled Half-Pound Burgers, Grilled Chicken Sandwiches, Buffalo Wings, Nachos, Wraps and Specialty Pizzas. In the upstairs Pub, we have a Full Bar, Nine Beer Selections on Tap, an excellent Wine List, 4 TVs, 100" projection TV, Free WI-FI, and a great sound system. We pride ourselves on our quality cuisine, reasonable prices and courteous service. Business has consistently operated @ 75% food and 25% alcohol since inception.

Property is situated on 2.5 +/- beautiful acres on the State Road servicing Sunday River Ski lifts and includes two buildings. The first Colonial style building contains the restaurant & kitchen (3,600 SF +/-), the owner's quarters with 8 rooms/2 bedrooms and two 1-bedroom apartments. The second building (built in 2008) contains two, 2-bedroom apartments. All rental units are rented year round. The five residential units are offered fully furnished. The real estate is priced separately from the business, which is available from the Real Estate Broker of Record.



Summary

Business Asking Price: \$301,400

Real Estate: \$597,600

Total Asking Price: \$899,000

Sales: \$961,083

Owner's Discretionary Cash Flow: \$127,983

Furniture, Fixtures & Equipment (included): \$286,675

Inventory (additionally priced): \$20,000 - \$25,000

Seating: 100-130

Longevity (current owners): 2004

Staff: 7 Full-time, 14 Part-time

Hours: 11:30AM – 9:30PM Sun-Sat.

Reason for Selling: Retirement

Please direct all inquiries to Don Marshall