

GENDRON
COMMERCIAL

FOR SALE

2135 Post Rd. Wells, ME

PRICE REDUCED!

For Sale
\$595,000

- Remodeled in 2009
- Over 95,000 in Arcade Games
- Grossed over 600K 1st Year in business

Litchfield's Restaurant!



<u>Population:</u>	<u>Median-Income</u>
Mile-1: 583	Mile-1: \$47,571
Mile-2: 2,271	Mile-2: \$51,885
Mile-3: 4,918	Mile-3: \$57,561

For More Information:
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Aerial

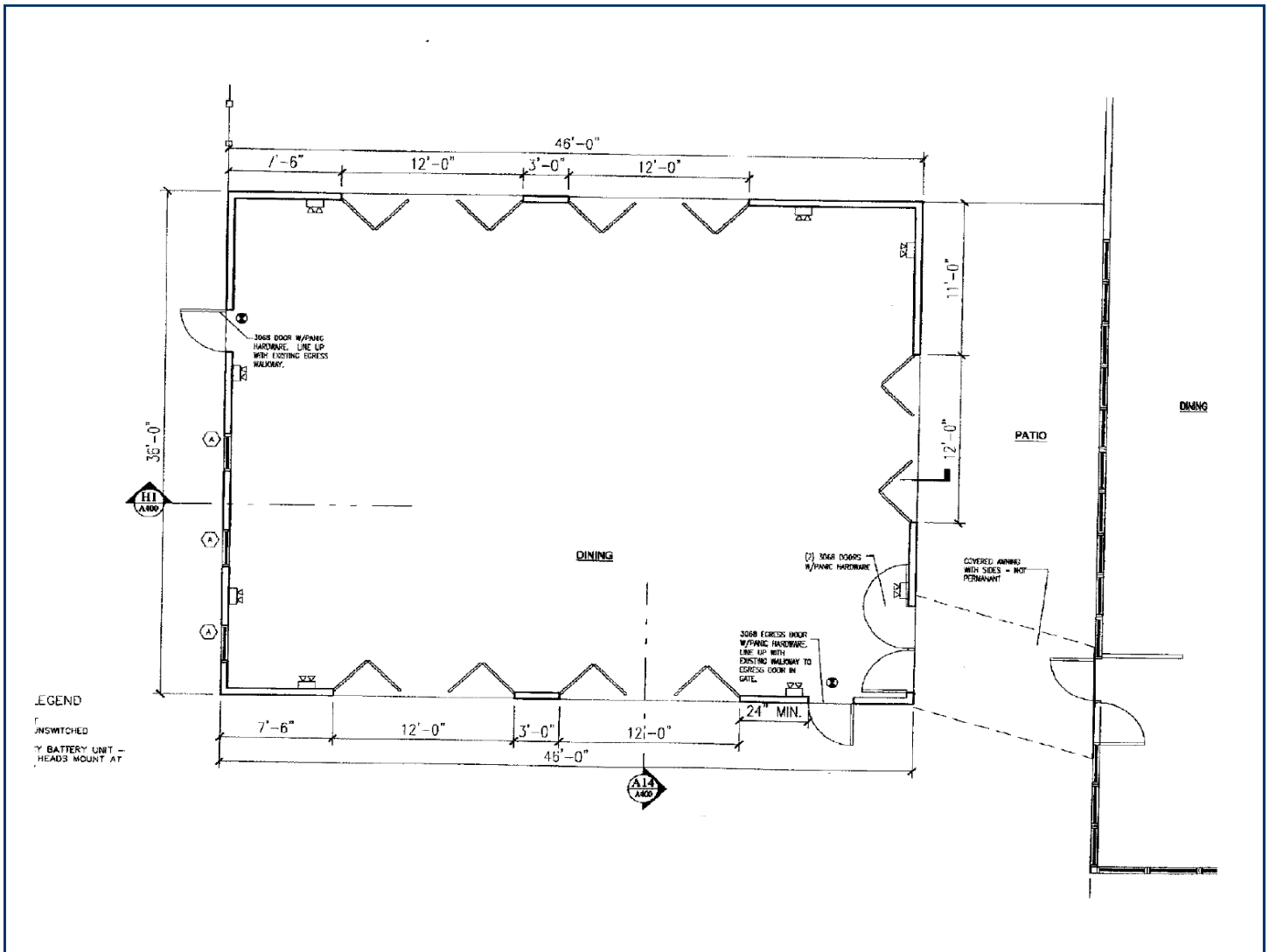


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Floor Plan



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Property Description

- **Address:** 2135 Post Rd. Wells, ME
- **SF:** 5,257 SF (living area),
7,496 (gross area)
- **Zone:** GB (General Business)
- **Land Area:** 2.04 Acres
- **Seats:** 297 seats (150 inside, 147
outside)

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Summary of Improvements

LITCHFIELD'S BAR & GRILL
SUMMARY OF IMPROVEMENTS

1. **New Heating and Air Conditioning Units.**
 - a. 3 a/c units top of line for air conditioning and heating efficient.
 - b. 3 new propane heating units. 94% energy efficiency, 3 zones; dining room, bar, pizza-games
2. **Attic Space Totally Insulated**
3. **New Handicap Bathrooms, with washable walls & floors (FRP)**
4. **297 Total Seating Capacity: 150 inside, 147 outside**
5. **New 32 Camera Security System, with Night Vision for Parking Lot**
6. **New Alarm and Monitoring System; Includes Fire & Theft to lower Insurance costs**
7. **New Smoke Alarms, Strobe Systems all wired into Alarm System**
8. **Everything Inside and Outside has been brought up to today's code**
9. **New 600 Amp Electrical Service, New Panels installed in basement and attic, over \$130K in updates**
10. **New Plumbing, Bathrooms, Vents, Sinks; Over \$70k in updates**
11. **New 1,000 Gallon Grease Trap (outside)**
12. **New 14 Tap x2 Beer System with Cooling**
13. **New CO2 System**
14. **New Ansell System**
15. **New Hood, Exhaust Fans, Intake Fans, and State of the Art Controller**
16. **New Floors (entire building)**
17. **2 New Walk-in Doors in Basement**
18. **4 New Walk-in Diamond Plated Floors**



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22. New Propane Tanks and New Lines to Building, New Lines in Building for Expansion
23. New Exterior Signs on Building and on Front Entrance
24. New \$30K LED Sign at Front Entrance
25. New Handicapped Ramp and Walkway
26. New Memorial Outside
27. New Computer POS System (Micros)
28. New Parking Lot in Rear for Plenty of Parking & Employee Parking in Gravel Area
29. 26 Passenger Coach Bus complete w/Bathroom
30. New Front Entrance
31. New Interior Paint, totally washable, never needs painting again
32. Walk-in Attic Upstairs for Storage
33. New Stereo Sound System; Speakers, Inside & Outside Control, 4 Amplifiers
34. 6 New Flat Screen TV's
35. New Solar Shades in Sunroom
36. LED Sign in Outside Patio \$8K
37. Outside Patio: New Stackable Patio Chairs, Tables, Stage, Disco Lights, Lighting, Fans
38. Cement Slab & Foundation for Future Building, 10 yr Approval
39. All Plans and Approvals for Future Building

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40. New Granite Tables, Chairs, Barstool, and Booths
41. New in Dumpster Are Fenced In
42. New Lawns, Shrubs, Fence
43. New Electrical, Computers, Camera wiring to Slab for Future Building
44. New Parking Lot Lighting
45. Over \$500K in New and Used Equipment
46. All Licenses are Current: Business, Liquor, Special Entertainment, Games, Health Dept, Marine, Town and State.
47. Business Name available with Sale
48. New Roof, Vents, Exterior Paint, Rain Gutters
49. 1 Year in Business with the following:
 - a. Telephone #'s Litchfield's Bar & Grill & Litchfield's Pizza
 - b. Yellow Pages in Place for Both
 - c. Current Members of Wells, Kennebunk/Kennebunkport Chambers
 - d. All Computer Systems with Micros in place
 - e. Separate Computer System for Security Camera's
 - f. FF&E
 - g. 100K Video Games

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