

Private Synopsis

232 Caterpillar Hill Road, Sedgwick, ME 04673

List Number: **1474281**

County: **Hancock**

List Price: **\$400,000**

Status: **Active**

Property Type: **Commercial**

Original List Price: **\$400,000**

Directions: From Blue Hill Village follow Mines Rd / Rt 15 toward Deer Isle. Go left at intersection of 176. Property on right 4.7 miles



General Information

Primary Use: **General Commercial**
 Surveyed: **No**

Water Information

SqFt Finished Total **1,510**

+/-:

Leased Land: **No**

Lot Size Acres +/-: **8**

Zoning: **None**

Tax/Deed/Community Information

Book/Page/Deed: **5951/ 227-228/**

Map/Block/Lot: **2/ / 35**

Full Tax Amount/

Year: **\$1,982/ 2019**

Tax ID: **SEDG-000002-000000-000035**

Property Features

Remarks

Remarks: Successful outdoor recreation business on coastal route between Blue Hill and Deer Isle. Opened as mini-golf and driving range in 1997, carry-out food added 2008. Fully equipped with multiple buildings and seating areas. This business has been profitable throughout its history until temporary state Covid 19 regs prevented opening for 2020 season. At at time when indoor-oriented food and entertainment venues are closing across the country, Pine Ridge offers a rare opportunity to incorporate social distancing into a successful business plan.

Listing/Agent/Office Information

Listing Agreement:	Exclusive Right To Sell	Variable Rate Comm: No	Expiration Date: 10/19/2021	Buyer Agency: 2.4%
Days On Market:	2	List Date: 10/26/2020	Pending Date:	Sub Agency:
		Withdrawal Date:	Terminated Date:	Transaction Broker:
Name	Primary	Cell	Fax	E-mail
LA: George MacLeod (006238)	207-702-9146	207-944-8771		mainemacleod@gmail.com
LO: Maine Real Estate Brokerage (2807)	207-702-9146		207-221-1255	

Prepared by George MacLeod on Thursday, October 29, 2020 1:41 PM.

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