



SWAN AGENCY PROUDLY INTRODUCES



357 W MAIN ST, SEARSPORT, ME 04974 - A COMMERCIAL
BUILDING FEATURING RIO'S RESTAURANT



Pops
Cold Cuts

Pops
Cold Cuts

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Cold Cuts

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Cold Cuts

OPAW



357 W. Main Street offers nearly 9,000 square feet of usable space (including garage, storage, office, retail, kitchen/prep and restaurant space. This does not include the deck with outdoor seating for the restaurant or bakery or the 1,200 sf storage building out back. The tenants/units are currently:

Rio's Restaurant, Amandine Bakery, Suretech Access Systems and The Print Farm.

Suretech and The Print Farm spaces would convey vacant, ready to lease out or utilize as needed. Amandine Bakery would be willing to lease back the space from new owners, or convey turnkey. Rio's Restaurant is turnkey, ready for a new owner to take over or to change the restaurant concept as needed.

AMANDINE, the name that whispers of childhood delights and cherished traditions from the owner's hometown of Baia-Mare, Romania. Inspired by the kaleidoscope of flavors and aromas found in the local bakeries during holidays and festivals, Amandine brings to life the velvety chocolate of Amandina slices, the sweetness of blueberry jam topped Papanasi, and the comforting aroma of freshly baked Kurtos Kalac. Each pastry created is a tribute to the love, heritage, and artistry of Romanian baking.

RIO's offers European fusion cuisine in a casual, elegant setting, with both indoor and outdoor dining. All spaces were completely renovated between 2018-2019, offering quite a bit of storage and prep space, with sizeable kitchens (complete with A/C!).



RIO'S RESTAURANT



RIO'S

Spreads

Roasted Pileoleo Burgers 14.95
with roasted pileoleo sauce, house
made pileoleo & prosciutto on cheese
and onions 15

Braised Salmon with a lemon
butter, garlic mashed potatoes
and side of choice 21







**RIO'S KITCHEN
TWO RESTROOMS, &
BACK HALLWAY ACCESS TO
THE OTHER UNITS**



AMANDINE BAKERY & RETAIL





**AMANDINE
BAKERY/RETAIL
& KITCHEN**



PROPERTY DATA

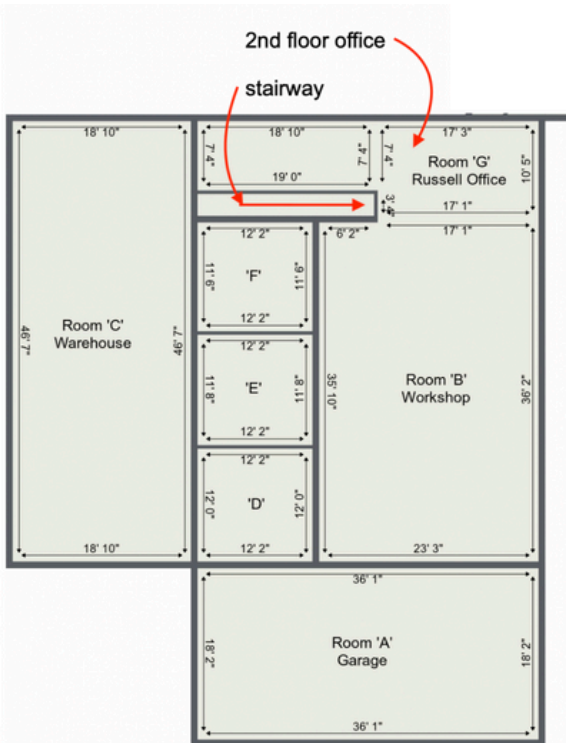
- Lot size: 2.85 acres
- Tax Map 1, Lot 55A
- Book 4966, Page 97, Waldo County Registry of Deeds
- 2023 -2024 Real Estate Taxes \$9,880
- Built in 1959
- Approx. 8,800 sf total
- Utilities: propane, town water and new septic system, plus spare leach field for expansion
- Two separate electric meters servicing the building; Individually controlled electric for each unit
- Spacious commercial kitchen with grease trap, hot water booster for the commercial dishwasher
- Outdoor walk-in freezer storage
- Hot Water: 2 on demand propane water heaters
- Propane fireplace in Rio's dining room
- Rio's seating: 90 inside seats/35 outside
- Amandine seating: 12 inside seats/18 outside
- 3 Baths (1 employee, 2 guest)

Building renovations from 2018-present: \$1M + kitchen equipment - \$200k + furnishings - \$100k + all new electrical wiring (the building was fully renovated from the foundation up)

Seller will consider some seller financing for the right buyer and the right offer

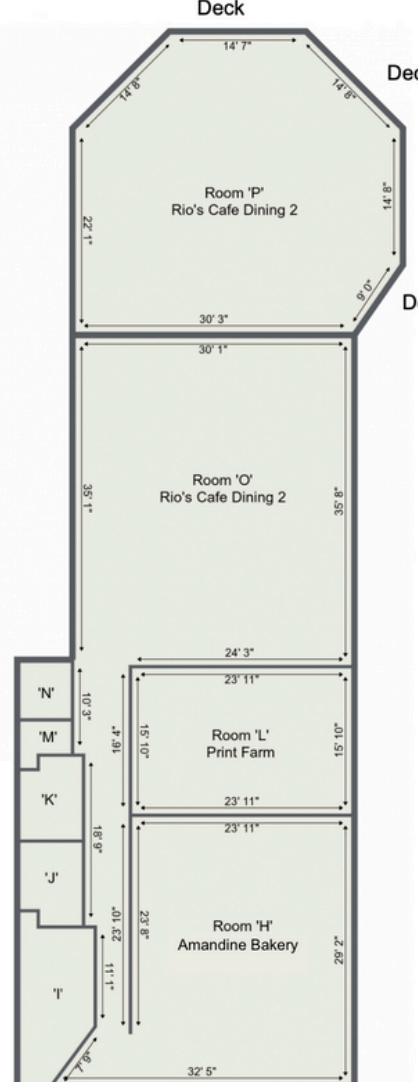
- Heating/Cooling: 22 heat pumps
- Roofing: metal (2018/2019)
- Exterior: vinyl siding and stone composite
- New asphalt parking lot for 32+ cars
- Vehicle Storage: attached garage/workshop
- Basement: partial, storage/prep areas
- Foundation: poured concrete
- 30'x40' Storage Building, 22' at peak
- New Generator
- New EV charging stations
- *Masonry fire walls separate each space*
- *All doors are ADA certified 3068 (36" x 80") with 90 min fire rating*
- 2014 Ford Transit Connect van conveys





ROOMS TABLE:

- 'A' GARAGE
- 'B' WORKSHOP
- 'C' WAREHOUSE
- 'D' PAINT ROOM
- 'E' SANDING ROOM
- 'F' 3D PRINT ROOM
- 'G' 2ND FLOOR DORMA OFFICE
- 'H' AMANDINE BAKERY
- 'I' PRODUCTION OFFICE
- 'J' BATHROOM MALE
- 'K' BATHROOM FEMALE
- 'L' PRINT FARM SHOP
- 'M' BOILER ROOM
- 'N' ELECTRICAL
- 'O' RIO'S CAFE DINING 1.
- 'P' RIO'S CAFE DINING 2.





**SURETECH'S 2ND FL
PRIVATE OFFICE &
THE VIEW**

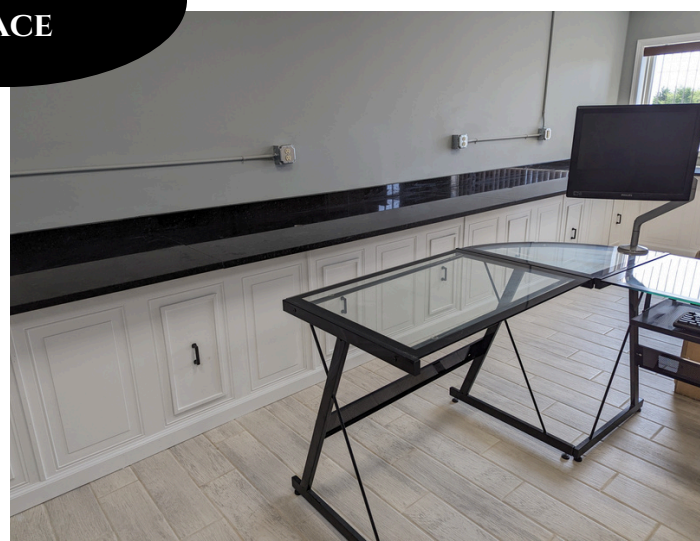


SURETECH SPACE



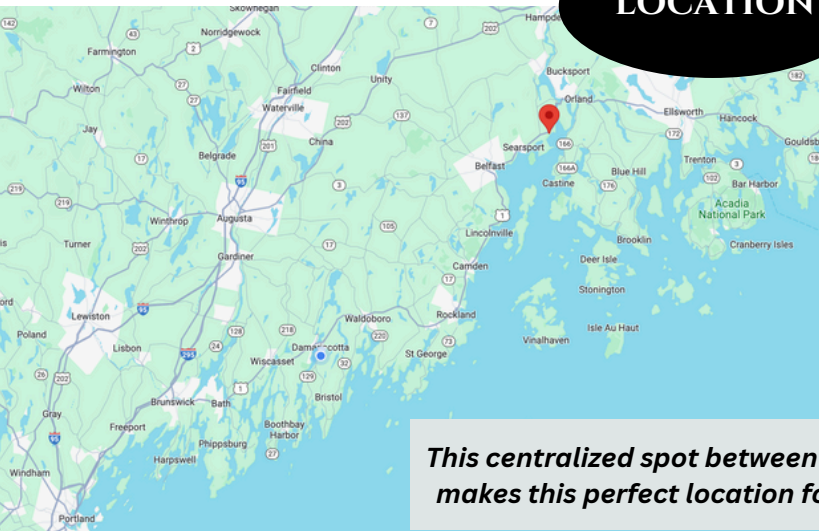


**THE PRINT FARM
SPACE**





LOCATION



- 4 miles from Belfast
- 30 miles from Blue Hill
- 32 miles from Ellsworth
- 32 miles from Bangor
- 24 miles from Camden
- 48 miles from Deer Isle
- 53 miles from Bar Harbor
- 48 miles from Augusta
- 62 miles from Boothbay Harbor
- 107 miles from Portland

This centralized spot between Midcoast-Downeast and Augusta-Bangor makes this perfect location for customers coming from all over Maine!



357 MAIN ST. SEARSPORT, ME 04974



OFFERED AT \$1,675,000

Some seller financing is an option for the right buyer.

For more information or to schedule a showing, contact Dana Moos 207-266-5604,
dana.moos@swanagency.com or Nancy McKechnie 207-478-5605 - nancy.mckechnie@swanagency.com