

1887 HALLOWELL ROAD

1887 Hallowell Road , Litchfield , ME 04350



OFFERING SUMMARY

SALE PRICE:	\$650,000
AVAILABLE SF:	
LOT SIZE:	3.7 Acres
BUILDING SIZE:	6,438 SF
ZONING:	Commercial
MARKET:	Commercial
PRICE / SF:	\$100.96

PROPERTY OVERVIEW

Amazing opportunity to run this beautiful estate property as a Bed & Breakfast, Restaurant & Bar, Pub, Event Center, etc. The main portion of the brick Federal-style home offers 6 bedrooms, all with their own full bathroom, 6 fireplaces, sunroom, kitchen, dining, parlor, office, and a patio & in-ground pool off the side of the home. Attached to the main home is a 1 bedroom apartment. In the attached Barn is the commercial-grade kitchen, restaurant & bar, bathrooms on the first level. Above that is another room for seating. Outback is the Pub/Barroom. First-floor dining and second-floor dining hold 125 people. Sprinkler system, back deck overlooking yard, pond, large parking area. Lots of the major systems have been updated in recent years.

PROPERTY HIGHLIGHTS

- Previously a Bed & Breakfast & Restaurant
- Potential to be an Events Center, Brewery, Wedding Venue
- 6 bedrooms w/ full bathrooms & 6 fireplaces plus Owners Quarters
- Barn w/ kitchen, an additional room upstairs for seating.
- Outback is the Pub/Barroom, back deck
- Pond, large parking area.

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50 Sewall Street,
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Portland, ME 04102

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HOSPITALITY

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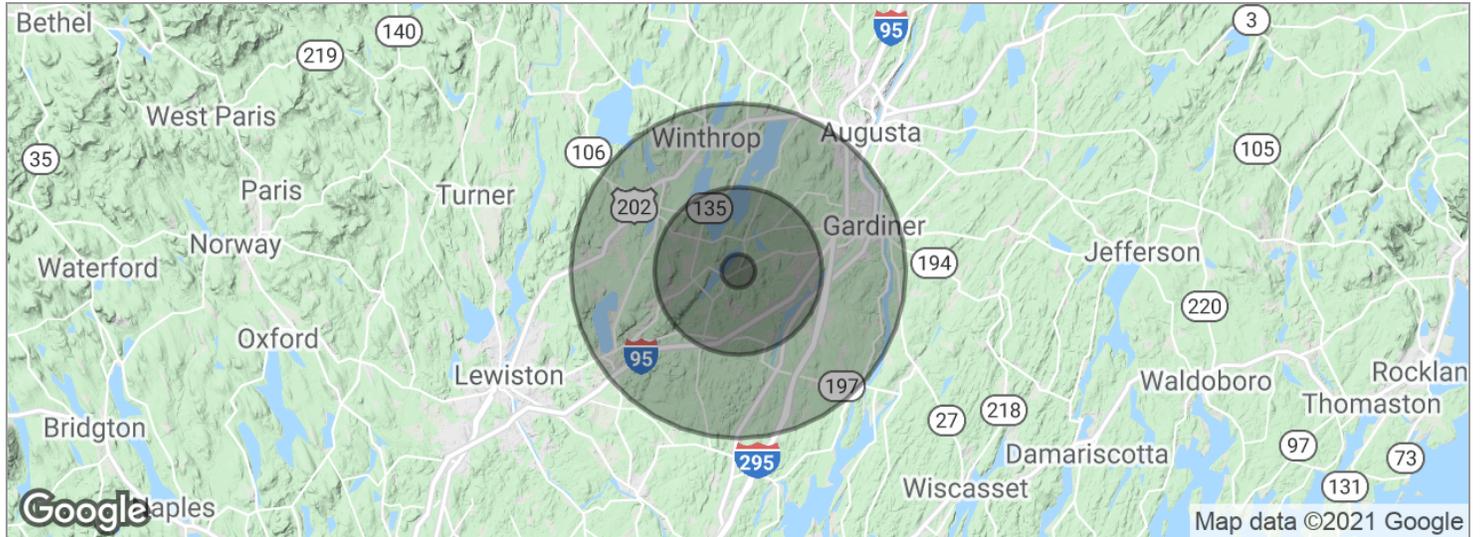
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	281	8,460	39,267
Median age	39.7	39.8	41.2
Median age (male)	39.6	39.5	40.8
Median age (Female)	39.7	40.2	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	101	3,231	15,492
# of persons per HH	2.8	2.6	2.5
Average HH income	\$68,382	\$63,691	\$63,149
Average house value	\$188,980	\$188,048	\$184,105

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Dave Costello has been a business leader in the Greater Portland community for more than 30 years. He previously owned and operated Sun Media Group, whose holdings included companies from Southern, Central, and Western Maine. Within the industry his roles included buying, selling, managing, and developing businesses. In commercial real estate, he most recently worked with Daigle Commercial Group, specializing in the hospitality industry.

Dave has extensive experience in management, technology, marketing, and customer service. He brings excellent negotiation skills, a broad knowledge of the local business market, and a passion for helping people facilitate business goals. Dave is an innovative business leader who provides a broad scope of possibilities for his clients using a full range of professional resources.

Rock Water Group of KW Commercial offers business consulting and commercial real estate services to owners and family-owned businesses, backed by more than three decades in the Maine business market.

EDUCATION

BS Rochester Institute of Technology
MBA Husson University

MEMBERSHIPS

GPBR - Greater Portland Board of Realtors
MCAR - Maine Commercial Real Estate Association
NECPE- New England Commercial Property Exchange
NAR- National Association of Realtors

Greater Portland

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PROFESSIONAL BACKGROUND

Specializing in the selling of hospitality properties (hotels, motels, resorts, inns, campgrounds, etc.) throughout Maine and New Hampshire, Nick Farrell strives for honesty, hard work, reliability, and creative service in every detail of your real estate transaction. He places high importance on the values embedded in long-term business and personal relationships with his clients in commercial real estate, and understands the intricacies involved in commercial transactions.

With 6 years of experience in commercial real estate brokerage, he is actively involved in the entire process for his clients including market research, property marketing, and the development of valuation analyses.

EDUCATION

Colby College '07

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