# KENNEBEC TAVERN & MARINA

119 Commercial Street | Bath, Maine

FOR SALE




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# THE PROPERTY



## 119 COMMERCIAL STREET

LandVest Commercial is pleased to offer the long-running Kennebec Tavern and Marina for sale. Strategically located on the Kennebec River in Bath, ME, this turn key opportunity consists of the marina, restaurant, bar, fuel dock, buildings, land, and related business opportunities, offering real estate ownership and multiple existing revenue streams. The Army Corp of Engineers has approved a 30 slip expansion, and additional upside is envisioned in the renewal of the mooring field and services, greater utilization of the event space, and in offering additional maritime services.

Bath, ME is known as “The City of Ships” for its prominent role in North American shipbuilding. Bath Iron Works (now a subsidiary of General Dynamics) has been a leading shipbuilder for over 140 years, and is the largest manufacturing employer in the State of Maine. Bath’s location on the Kennebec River offers maritime access to interior rivers and coastal waters, as well as being a deep water port only 10 miles from the Gulf of Maine and the Atlantic Ocean. Investment capital is moving North along the Maine coastline as the Mid Coast communities continue to benefit from population growth and investment opportunities with attractive entry fundamentals.

www.KennebecTavernAndMarina.com

## Offering Summary

| Sale Price | Number of Slips | Lot Size | Building Size |
|---|---|---|---|
| $1,995,000 | 60+ | 0.75± Acres | 7,571 Sq.Ft. |

# PROPERTY HIGHLIGHTS



- 7,571 SF building and waterfront patio
- Full service restaurant (110± seats)
- Event space (100± seats)
- Full service bar (40± seats)
- Waterfront patio (200± seats)
- Marina with floating docks (60-90 boat capacity)
- .75± acre lot with 175' waterfront
- Fuel station
- Ample on site parking
- Zoned General Commercial
- Add value through additional services

# ADDITIONAL REVENUE CONCEPTUAL



**MARINA:**

- Proximity to Bath Iron Works “BIW” Shipyard
- Docking for “BIW” associates (no security clearance)
- Only fuel dock between Brunswick and the Ocean
- Day & Critter cruises with lobster picnic
- Fishing & Charters
- Slip storage with on demand launch
- Shrink wrapping and storage
- Mooring field for sailboats
- Yacht Club membership model
- Add diesel pumps
- Boat detailing & maintenance services
- Large parking area (50± parking spots)

**RESTAURANT & TAVERN:**

- Music Venue
- Wedding & Event Space
- Lobster & Clam Bakes
- Brewery
- Ice Cream
- Take Out Window

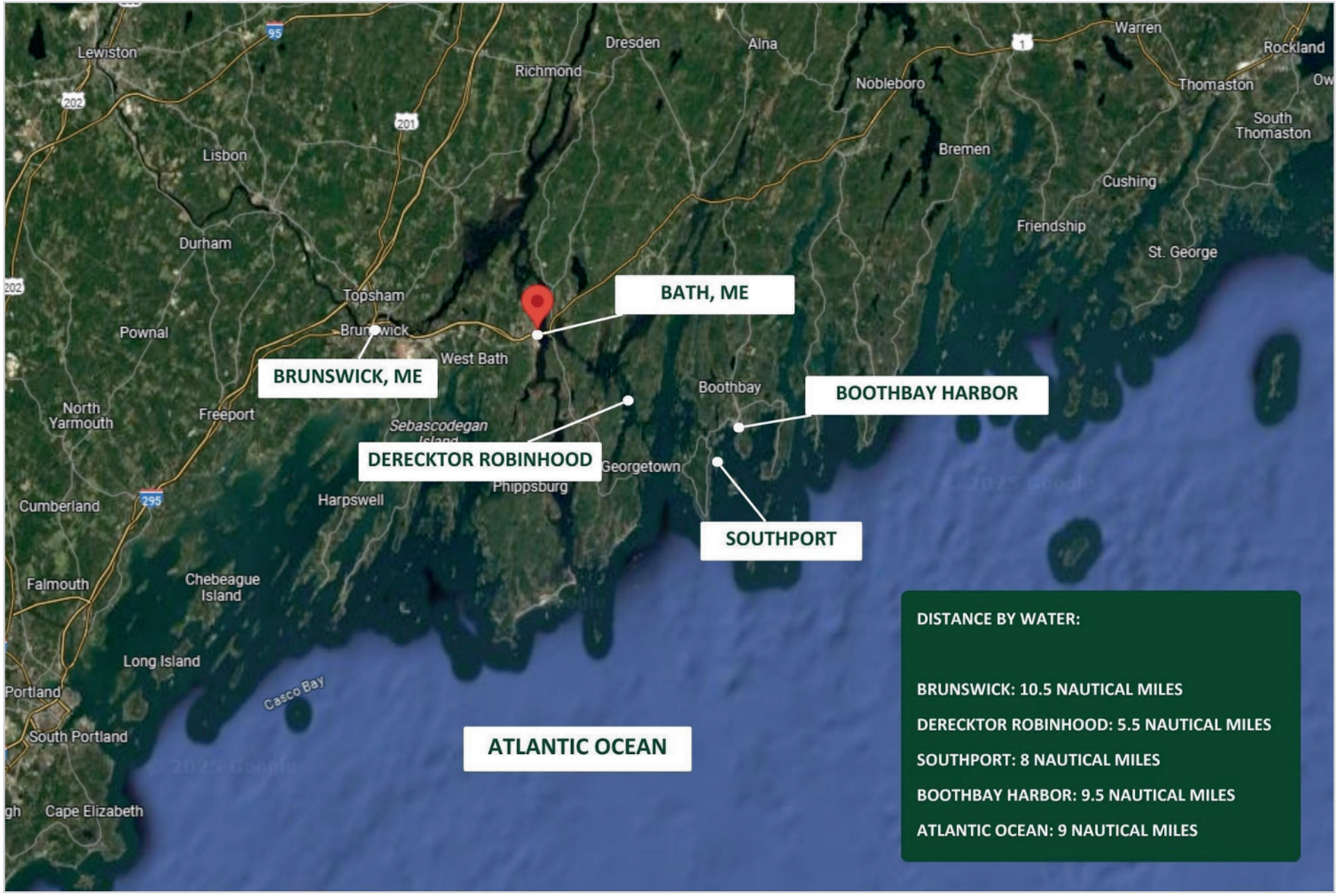




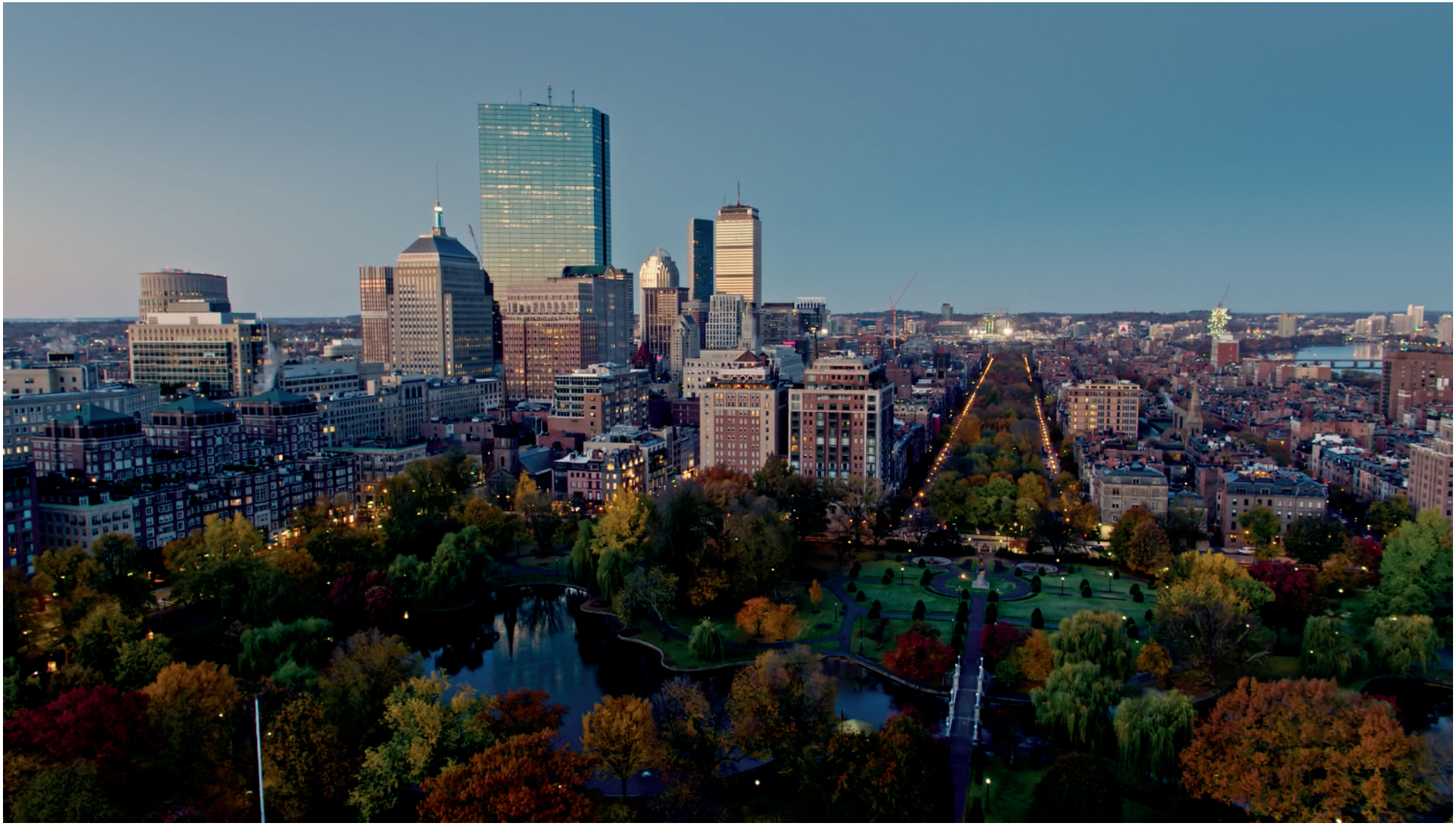





LONG REACH BUILDING




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