



UPPER KENNEBEC PROPERTIES

927 Bingham Rd, P.O. Box 437, Bingham, Maine 04920

Phone 207-672-4108 / Fax 207-672-4109

Website: www.upperkennebecproperties.com

E-mail: info@upperkennebecproperties.com

LISTING # 00915

PRICE: \$ 119,900



Municipality: BINGHAM
 County: SOMERSET
 Address: 715 BINGHAM ROAD
 Lot Size: 2+/-ACRES
 Surveyed: NO

USE:
 Primary Use: BAR/LOUNGE
 Existing Use: CLOSED
 Driveway: GRAVEL
 Vehicle Storage: NONE

STRUCTURE:

Construction: WOOD
 Exterior: LOG SIDED
 Number of floors: ONE
 Foundation: CONCRETE SLAB
 Roof: METAL
 Deed Type: WARRANTY

Time of Possession: AT CLOSING

Heat: WOOD (at present)
 Cooling: NONE
 Heat Fuel: WOOD (at present)
 Water Source: DRILLED WELL
 Waste Disposal: SEPTIC
 Electrical Amps: 100 AMP CB
 Color of Siding: NATURAL
 Square Footage: 960 SQUARE FEET
 24 ft x 40 ft

Amenities:

THREE TUB ALUM. SINK
 MOP SINK HAND SINK
 SUPERIOR COOLER ICE SINK
 SM. REFRIGERATOR DRINK COOLER
 SEVEN TABLES BUFFET TABLE
 FOURTEEN CHAIRS SIX STOOLS
 LARGE REFRIGERATOR/FREEZER

ITEMS THAT ARE NEGOTIBLE :
 BEER SIGNS, SILVERWARE DISHES,
 GLASSES, CUPS, COFFEE POT, HOT DOG
 STEAMER, CASH REGISTER, AIR
 CONDITIONER, MICROWAVE OVEN,
 PITCHERS, BLENDER, & OTHER MISC.
 ITEMS.....

Confidentiality Statement: YES

Street Type: MAJOR HIGHWAY INTO CANADA
 Transportation: VEHICLE/SNOWMOBILE/ATV TRAILS
 Road Frontage: YES
 Topo: SLIGHTLY SLOPED
 Zoning: CHECK WITH TOWN
 Flood Zone: NO
 Taxes: TBD
 Tax Year:
 Book: (part of) 2417 Page: 114
 Map: (part of) 14 Lot: 1-2
 Owner Financing: NO

Call First: **GO FOR IT!!!**

"GATEWAY TO THE MAINE WOODS"

There are many choices that can be made with this property. Can be utilized as office space, lounge/bar, sandwich shop, small engine repair shop, gift shop, convenience store, rental cabin or year round cabin/home. You decide.... Was formerly a lounge with horseshoe pits in back, fenced area for privacy, private parties catered. What a place to have a major Super Bowl Party! Beautiful pine interior, 2 bathrooms, utility room, carpeted floor, overhead fans, also at present has license to seat 24 to eat & liquor license. Right on busy Route 201 at the

"Gateway To The Maine Woods"

Trails near by, ideal for the active person who wants a special piece of Maine!!! Call today for more information...

Directions: From office take Rte 201 South, travel approx. 5 miles out of town, see signs...



Both Agency and Seller shall agree to offer this property without regard to race, color, religion, sex, handicap, disability, familial status, or national or regional origin. **DISCLAIMER:** United Country-Upper Kennebec Properties is a seller agency and has been hired by the Seller to market their property. Any information pertaining to the sale of this property given to the Agency or its' agents will be given to the seller.

