

24 Market Sq

24 Market Sq, South Paris, ME 04281



Presented by
HedgeStone Commercial Realty LLC



Price: \$2,500,000

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- * Iconic Oxford Hills community restaurant since WWII.
- * Run by the same family since 1994.
- * "The Square" restaurant operated from the street level of both buildings; one building containing a 3000 sq.ft. commercial kitchen and one building containing dining space. The buildings are connected at the middle.
- * The restaurant has two parking lots; one upper for customers and one lower for staff and tenants. There is street parking as well as municipal parking directly across the street behind the town office and library for customer overflow.
- * There is room for revenue growth by expanding hours. We close at 2 pm Sunday-Wednesday. Expansion of those days would substantially increase revenue and profit margins. Sales of liquor would drastically increase with dinner hours. Liquor sales are currently less than 3% of C.O.G.S., presenting a great value-add opportunity.
- * The kitchen is perfect for catering. This is another potential revenue stream that is needed in the area. We believe at 33% expansion on sales and profit margins is very attainable.



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Mixed use buildings contain a restaurant, 3 apartment units, and a commercial office space with 6 individual office rentals.

There is a daylight storage space below each of the two buildings with access from the lower parking lot for equipment, vehicles, or expansion of the business. A brewing operation would be an exceptional expansion of the business.

The property sits on busy Route 26 and Main St., South Paris. It is the main artery for MA/CT traffic flow directly to Sunday River Ski Resort.

There is a full casino 9 miles South, also on Rt 26.

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Building Photo



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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Market Square Restaurant	-	
Mingle Analytics	-	

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Property Photos



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Location

