



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

THE BRADLEY INN & RESTAURANT





OFFERED AT \$3,100,000

LOCATED IN NEW HARBOR, MAINE JUST STEPS FROM THE PEMAQUID POINT LIGHTHOUSE



THE PROPERTY AND GROUNDS AT THE BRADLEY INN

The Bradley Inn was built in the early 1900's as a boarding house and converted to an inn as the area became a vacation destination. The nearly three-acre property offers multiple seating areas in which to enjoy the beautiful perennial gardens and fresh ocean air filled with the sound of the surf and sea gulls.

The main inn includes 10 guest rooms, 1 guest suite, and several common spaces with fireplaces for guests to enjoy. There is also a beautiful restaurant and pub that is considered one of the best casual fine dining establishments in the area.

The Seabreeze Spa is a small cottage next to the Main Inn that offers a lovely sauna and guests massage services.

The Carriage House is a renovated barn that contains two guest rooms, one guest suite, and is set slightly away from the main inn. The suite features a living room with fireplace, full kitchen, a primary bedroom plus a sleeping loft.

The Garden Cottage is a spacious, stand alone cottage with comfortable a seating area, full bathroom and private outdoor porch.



GIFT SHOP & SEAFOOD CAFE

PEMAQUID LIGHTHOUSE

A BEAUTIFUL SHOREFRONT WALK



**THE INN &
RESTAURANT**

**GARDEN COTTAGE
CARRIAGE HOUSE**

**SPA
GARAGE**



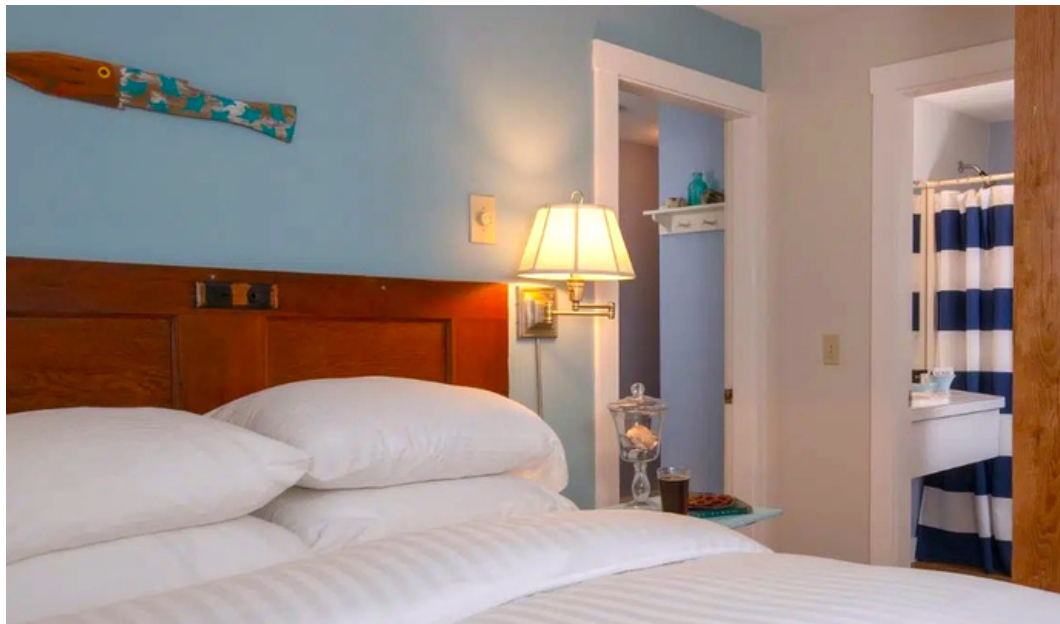


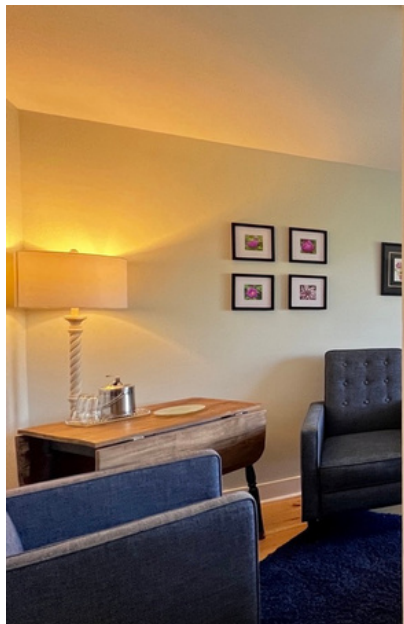




THE MAIN INN







THE CARRIAGE HOUSE



THE GARDEN COTTAGE



THE RESTAURANT & TAVERN AT THE BRADLEY INN

Just 20 minutes from Damariscotta, the restaurant at The Bradley Inn is one of the finest in the area, offering a casual fine dining experience serving gourmet, made from scratch food, in a casual yet elegant atmosphere.

The tavern is warm and inviting, with its shiplap walls, wooden ship models, and muted lighting. Designed with a nautical theme and a warm ambiance, the tavern has become a favorite gathering spot for overnight and restaurant guests, as well as Pemaquid Point locals.



**THE RESTAURANT & TAVERN ARE
OPEN TO GUESTS OF THE INN AS
WELL AS TO THE PUBLIC**





PROPERTY DATA



- 3063 Bristol Road, New Harbor, ME 04554
- Lot size: 3 acres
- Map 34, Lot B76
- Book 5119 Page 167, Lincoln County Registry of Deeds
- 2023 Tax Bill: \$13,137
- Main Inn built around 1910; Garden Cottage and Carriage House came later
- Total finished square footage: ~12,500 (5 buildings plus a utility shed)
- 15 guest rooms/suites, all with private ensuite baths, some with newly renovated tiled showers and floors
- Beautiful foyer with exposed beams, small office and gift shop
- Very large parlor with fireplace and plenty of seating
- Large dining room seats a maximum 36, 30 as it is set now
- Tavern seats 14 at the bar and ~32 at tables, depending on configuration
- Very large commercial kitchen with 10 burner Vulcan range, fryer, griddle (with Anslu system), Blodgett convection, plenty of refrigeration (walk-ins, reach-ins, low boys), commercial ice maker, dishwashing station, and ample prep space/tables
- Utilities: propane; private water & sewer
- Heat: boiler; baseboard hot water
- Hot Water: on demand w/separate boiler
- Exterior: cedar shingle and wood siding
- Onsite gravel parking lot for ~30 cars
- Basement: unfinished, walkout
- Wine room/storage
- Garage: 4 bay, detached, with plenty of room for a workshop, cars, lawn equipment, etc.
- 7 total gas fireplaces
- Spacious, well landscaped grounds with seating areas, 1 wood and 2 gas fire pits, surrounded by mature trees, and perfect for an outdoor or tented event

THE OWNER'S APARTMENT

This newly renovated space has private access to an open kitchen-living room with beautiful wood bead board ceilings and exposed beams. There is a full bath with shower and a very spacious bedroom.







ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$3,100,000

For more information or to schedule a showing contact Dana Moos

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WITH SIGNED NON-DISCLOSURE AGREEMENT

