



SWAN AGENCY  
REAL ESTATE

PROUDLY INTRODUCES

# KING EIDER'S PUB





This historic building has been home to many interesting businesses over its 100+ years and has long been a staple in the Damariscotta community as well as to tourists over the years. Today, its warmth draws the visitor into the first floor pub with brick walls, handsome cherry floors and low beams hung with old iron hooks holding handmade mugs. Customers can fill one of those mugs with handcrafted brews from right here in Maine or England, Ireland or one of many renowned breweries in between! The extensive menu and daily offerings of native seafood, steaks, cuts from our butcher and fresh produce provide just the right pairing.

Step upstairs to the warm and comfortable dining room and peruse a “wine lovers” wine list, the same extensive menu and hand made desserts offered in the Pub. The oyster bar is aptly named for the local Damariscotta River oysters that are served in the intimate little bar and the Damariscotta oysters will spoil you for any other! So be it in the Pub, up a few steps to the Oyster Bar or up a few more steps to the Dining Room, customers enjoy among the most fresh, creative and comfortable dining in the Mid Coast. From the butcher, local farms, the beautiful Damariscotta River and the cold Atlantic waters, King Eiders works enthusiastically to bring the best of today's Maine in a welcoming old village setting.

This is a very busy restaurant, open year round, and with a very good reputation. They serve lunch through dinner, but new owners could open for breakfast and see immediate additional revenue. There are a total of 84 seats inside and about 24 on the front patio with umbrella tables. Patio heaters were added for chilly weather. The staff and customers are very loyal!

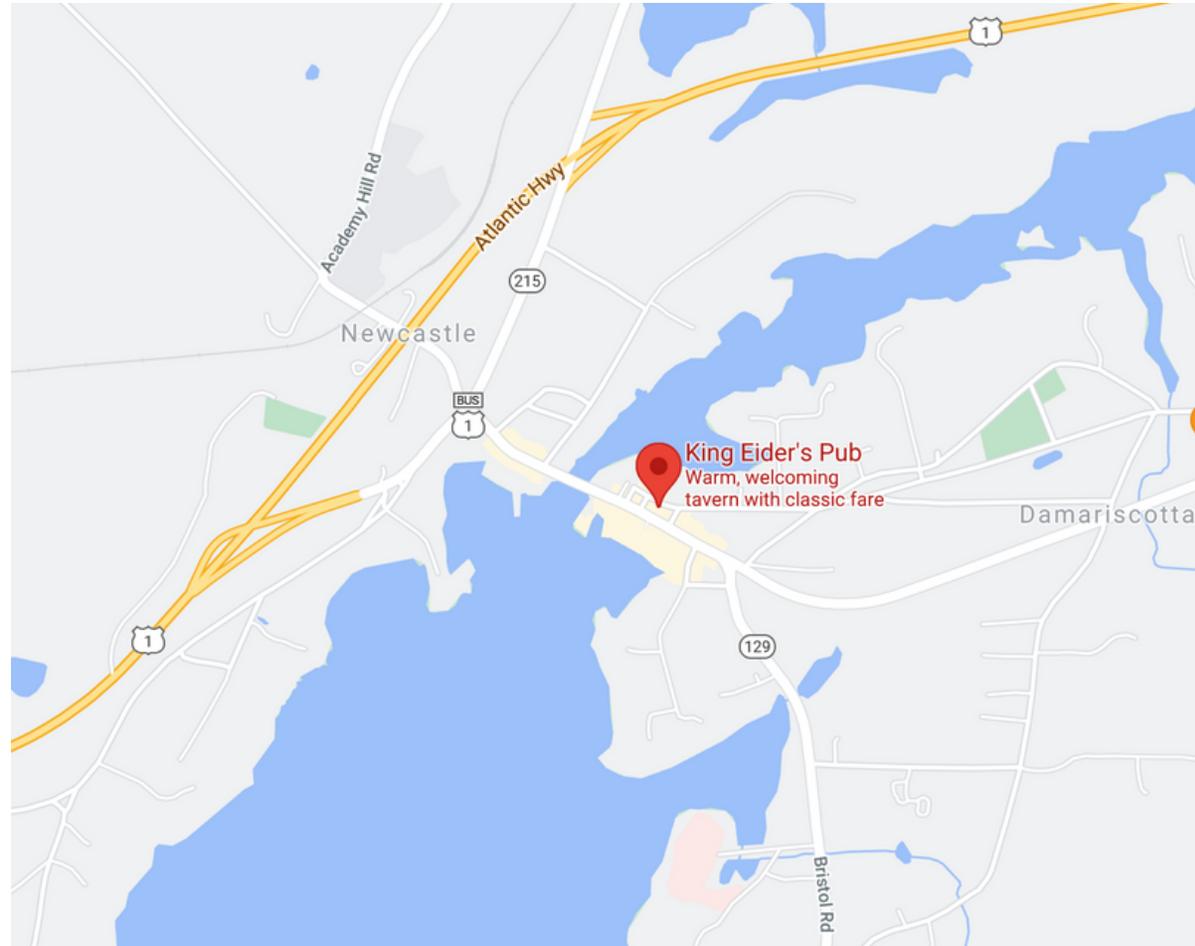






# LOCATION

The midcoast proximity allows for easy day trips up and down the coast or inland to explore. The twin villages of Newcastle/Damariscotta sits at the gateway to the popular Pemaquid Peninsula, with the Pemaquid Beach, Pemaquid Lighthouse and plenty of places to sit outside and enjoy Maine seafood with a view. The peninsula is dotted with beautiful little villages, shops and views around the bend. There's a boat launch right in town and a place to rent kayaks. The River Tripper takes guests along the Damariscotta River and offers sunset cruises, oyster and Champagne, and an oyster education. The Oyster Festival draws crowds in the summer, but it's the Damariscotta Pumpkinfest in October that draws thousands. The pumpkin boat regatta even makes national news! It's a festival not to be missed. The twin villages of Newcastle and Damariscotta have a charming downtown vibe with wonderful restaurants, pubs, shops, galleries, coffee shops, bakeries, ice cream shops, and a vintage movie theater. And just steps off Coastal Route 1 (Atlantic Hwy) makes it a fantastic village off the busy main highway but on a popular peninsula with the lighthouse and beach that brings tourists in season but locals in off season.





The Pemaquid Point Lighthouse Park is located at the entrance to Muscongus Bay and Johns Bay, in the town of Bristol. The Town of Bristol purchased the park property from the Coast Guard in 1940 with the exception of the light tower. Pemaquid Point Lighthouse Park is managed by the Bristol Parks Commission. It sits perched on grey granite high above the Atlantic.





**ADDITIONAL INFORMATION AVAILABLE:**

**DEED**

**REAL ESTATE TAX BILL**

**ADDITIONAL PHOTOS**

**INVENTORY OF PERSONAL PROPERTY**

**LIST OF PROPERTY IMPROVEMENTS**

**SELLER'S PROPERTY DISCLOSURES**

**FINANCIAL STATEMENTS PROVIDED TO QUALIFIED  
BUYER WITH SIGNED NON-DISCLOSURE AGREEMENT**



**KING EIDER'S PUB**

**OFFERED AT**

**\$1,750,000**

**FOR MORE INFORMATION OR TO SCHEDULE A SHOWING CONTACT  
DANA MOOS 207.266.5604 DANA.MOOS@SWANAGENCY.COM**