



SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

THE 1888 WEDDING BARN



IN BETHEL, MAINE

OFFERED AT \$945,000



THE 1888 WEDDING BARN

Originally built in 1888 as a hay barn, this was fully renovated in 2014 as Western Maine's Rustic Wedding Reception Venue Reception Venue Barn and has been in continuous operation since 2014.

Conveniently located in Bethel, Maine and close to all of Sunday River Valley area attractions and amenities, with ample guest lodging walking distance from the barn.

It is simple, yet sophisticated, elegant and affordable. The barn has been transitioned into a rich and exceptionally authentic feel that brings an aura of romance and history that can make for a truly memorable occasion.







ABOUT BETHEL, MAINE

Bethel tops list of 'Maine's Hottest Towns of 2023' according the Maine Biz Magazine article published January 10, 2024. Here's what Maine Life Real Estate had to say:

"Known for its appeal to outdoor enthusiasts, Bethel stands out, showcasing the demand for properties in this scenic town. Bethel is surrounded by mountains, offering residents and visitors access to skiing, hiking, and other outdoor activities. The town's historic charm, cultural events, and proximity to outdoor adventures make it a top choice for those seeking a vibrant community with a focus on an active lifestyle."







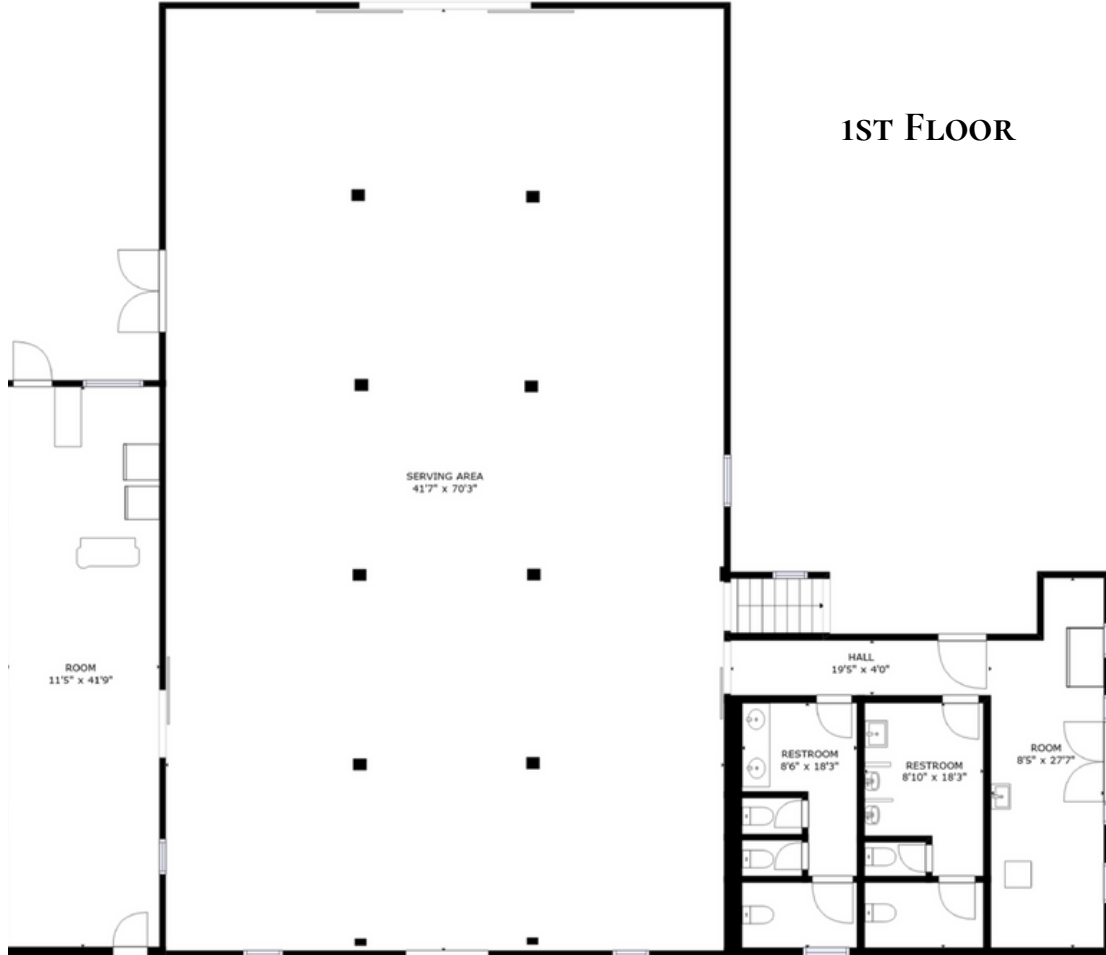
PROPERTY DATA

- 164 Mayville Rd, Bethel, ME 04217
- Map 24, Lot 25-1
- 2.5 acres
- Book 5051 Page 94-95 Oxford County Registry of Deeds
- 2024 Real Estate Taxes \$2,955.39
- Post and Beam construction; poured concrete and granite foundation
- Built in 1888 and renovated in 2014
- 5,820 sf finished space; unfinished walkout basement with plenty of storage (full footprint of the barn)
- can seat up to 180 guests
- ~100 parking spaces on site
- Dry pendant fire sprinkler system with 24 Hour central monitoring station for client safety and security.

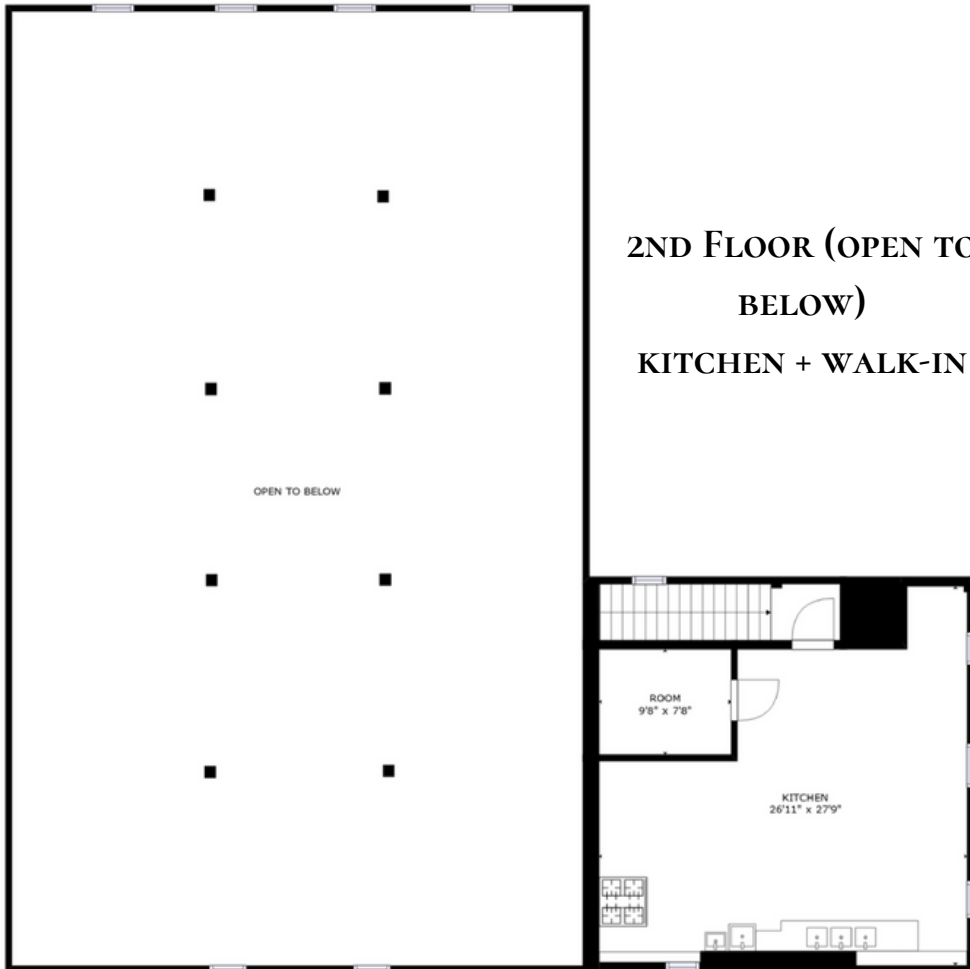
- Public water; private septic
- Heat pump
- Electric: Circuit breakers
- Exterior: clapboard siding, metal roof
- Flooring: Hardwood
- Well landscaped grounds
- Patio Heaters
- Large commercial kitchen and appliances
- 10x10 walk-in cooler; reach-in and chest freezers
- 10' range hood with Ansul system
- 750 gallon grease tank and sewer tank/leach field with cleanout filter
- 24 Foot enclosed party rental travel trailer w/2 mobile convection ovens for off site catering events
- High Top Tension Tents
- Framed Tents
- Cathedral Sidewall Panels
- White Resin Folding Chairs
- Elegant Brown Chiavari Chairs with Black/White Cushions
- 6' Round Banquet Tables
- 30" X 72" Rectangular Tables
- Hi Top Tables
- 12' X 15' Cherry Dance Floor
- And all tableware, glassware, and more!



1ST FLOOR



NOTE: The lower/basement level is walkout and is the footprint of the building, offering a huge storage space and full ceiling height that could be partially finished for staff or owner's quarters

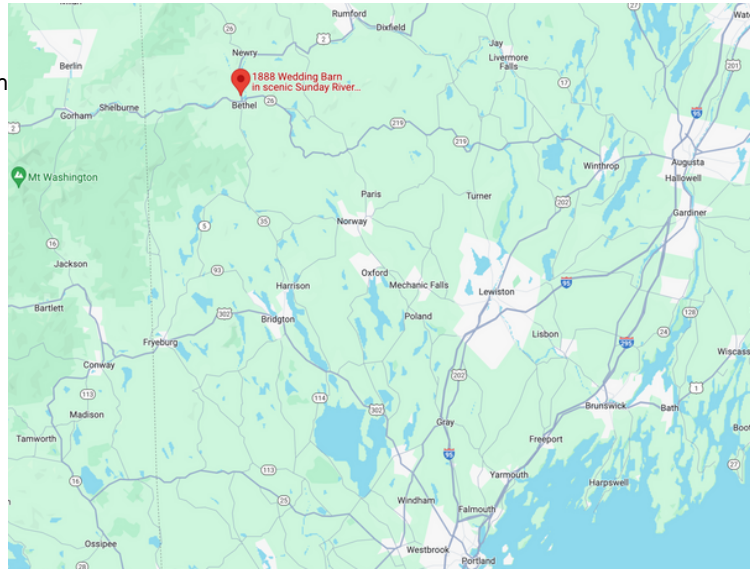




LOCATION

Bethel is a popular year round destination in Maine's beautiful Western Mountains region near the New Hampshire border and the White Mountains National Forest. Conveniently located on Route 2 in Bethel between Sunday River Ski Resort and the Town of Bethel in a highly visible corridor (5000 travelers per peak hour) Bethel is a major ski and wedding destination for New England Customers. The 1888 Wedding Barn is located:

- 5 minutes from Sunday River
- 1 hour from Sebago
- 1 hour from Lewiston/Auburn
- 1 hour from Conway, NH
- 90 minutes from Portland
- 3 hours from Boston



GROWTH OPPORTUNITIES/ALTERNATE BUSINESS MODELS

- Increase Wedding Count beyond 1 wedding per week; with double back to back wedding weekends on Saturday and then another Sunday, or Friday rehearsal, Saturday wedding, then Sunday wedding or Sunday rehearsal and Monday wedding (as a more affordable option)
- Host other Celebrations (Birthday, Bachelor/Bachelorette Party, Anniversary Party, Graduation Party, Clubs, Business Meetings, Off Site Training/Workshops, Team Building Workshops, Nature Lectures/Workshops, Corporate Retreats, Concerts)
- November to April – Prepared Food to Go/Offsite Catering
- 1888 Barn Rental Service Only with Rentals (Do It Yourself (DIY)
 - All Party Rentals and Cash Bar Included - No Food served – Use Outside Caterer)
- Restaurant Potential is in demand in Bethel
- Seasonal Night Club/Bar/Concert Event Venue...Great need in the Sunday River Valley Area

WHAT IS BEING OFFERED

Bearhaven Crossing, LLC is the seller of the 1888 Wedding Barn real estate; Gourmet in a Pinch, LLC is the seller of the business assets - both assets and 'DBAs' convey with this sale (*but not the entities themselves*)

Other related businesses will convey with the sale:

- Gourmet in a Pinch Catering and Party Rentals
- Dashing Gourmet Pizza
- Shameless Fun Photo Booth
- ***And associated websites and all equipment***





OFFERED AT \$945,000

FOR MORE INFO, CONTACT DANA MOOS 207.266.5604 DANA.MOOS@SWANAGENCY.COM

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