



SWAN AGENCY  
REAL ESTATE

PROUDLY INTRODUCES

PUGNUTS  
ice cream





DELICIOUS WHIMSY  
AND CREATIVITY  
IN SURRY, MAINE.

OFFERED AT  
\$1,100,000





Pugnuts is a coastal Maine experience serving up unique flavors and hospitality in a 19th century general store, where they use only premium ingredients in their Gelato and Ice Cream.

Ingredients are sourced locally in New England. Gelatos and Sorbets are made with imported Italian ingredients as well as naturally produced flavorings and colorings. Pugnuts rotates around 12 flavors of Ice Cream, 12 flavors of Gelato Sorbets in their beautiful display cases in the Surry shop, and others are available

on a daily basis. They also offers a wide variety of Ice Cream and Gelato cakes for special occasions, and ice cream and gelato cakes can be made with advance notice.

“  
*serving up  
smiles!*  
”

Pugnuts has been a staple in the community and beyond since 2016, as they say, and is now being offered for sale. Owners Karl and Eric are ready to pass along the enjoyment that Pugnuts has brought to them!

### Read more about Pugnuts!

<https://www.acadiavisitor.com/creativity-flows-new-ice-cream-parlor-pugnuts/>

### What customers are saying:

- *incredibly smooth and creamy, great flavors!*
- *worth the trip!*
- *superb variety of homemade small batch ice cream, gelato, and sorbet!*
- *charming ice cream shop!*
- *sweet experience and GREAT ice cream!*
- *best ice cream experience!*
- *worth the drive!*
- *wonderful low key ambiance of local ice cream hangout!*







Highly visible and conveniently located in the scenic village of Surry, this charming property offers a unique blend of comfort and opportunity. It features a high-end ice cream and gelato shop, Pugnuts, known for drawing visitors from near and far who are eager to indulge in artisan flavors and enjoy the whimsical atmosphere. Above the shop there is a cozy second-floor apartment providing convenient living space with 3 bedrooms and 1 bathroom. The finished lower level of the shop is where the production happens and includes substantial equipment.

There is an additional farmhouse that could be used as the owner's living space or add extra income as another rental. The farmhouse offers 4 bedrooms and 2 bathrooms, dining room, spacious yard, and a very large barn offering timeless character with practical living. Set on a peaceful lot, the home offers partial water views that bring a sense of tranquility to the setting.

There is also a smaller storefront offering endless potential whether you're expanding the existing business or starting something entirely new. Designed for efficient retail use, the smaller footprint makes it ideal for boutique-style businesses or startups looking for a professional space.

Surrounded by Maine's natural beauty, this is more than just a property; it's a rare investment in lifestyle, community, and creative enterprise.



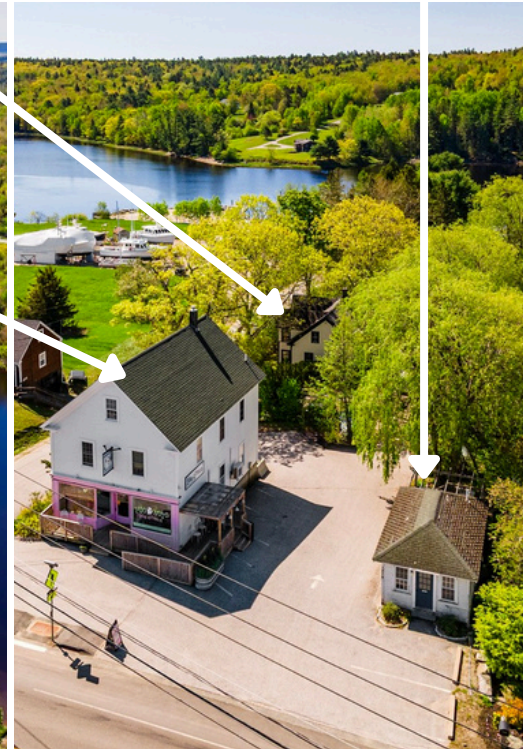






## THIS OFFERING INCLUDES:

- 1276 Surry Road - Pugnuts Ice Cream (real estate and all business assets) and a 2<sup>nd</sup> floor apartment with 3 bedrooms, 1 bath
- 7 Wharf Road, a spacious farmhouse behind Pugnuts, with 2,068sf and 4 bedrooms, 2 baths
- 1278 Surry Road (known as the Old Post Office, with 336sf on the 1<sup>st</sup> floor and 336sf in the finished basement with full bath

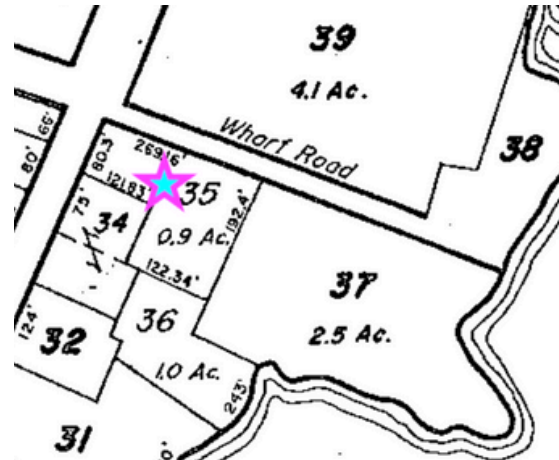
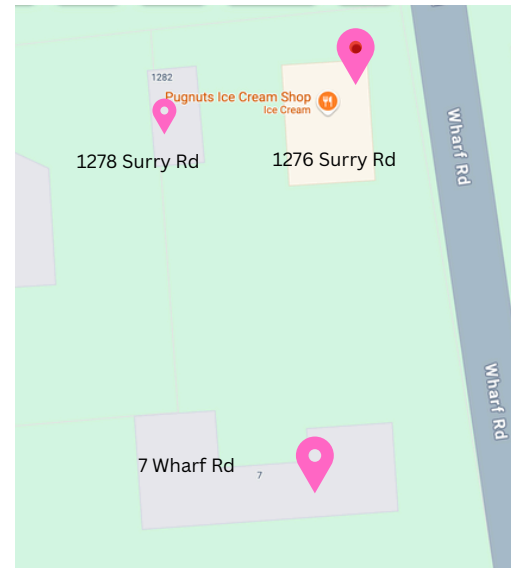




## PROPERTY DATA

### 1276 Surry Road, Surry, Maine 04684

- Pugnuts shop built in 1900
- Pugnuts shop - 3,144sf includes the full finished basement, ice cream shop on the main floor and 2<sup>nd</sup> floor apartment with 3 bedrooms, 1 bath
- Farmhouse built in 1900,
- Farmhouse - 2,068sf with 4 bedrooms, 2 baths
- Old Post Office built in 1900
- Old Post Office - 672sf among two finished floors with 1 bath
- Lot size: .9 acres
- Tax Map 32 Lot 35 (all three buildings)
- Real Estate Taxes 2024-25: \$5,678
- Tax ID: SURY-000032-000000-000035
- Zoning: Village
- Deed: Quitclaim with Covenant, Book 6598 Pages 51-52 Hancock County Registry of Deeds
- Private well and septic
- Construction: wood frame
- Roof: composition shingle
- Exterior: clapboard, wood siding
- Heat: heat pump, hot water baseboard, forced air
- Heat Fuel: electric, propane, oil
- A/C: heat pumps in Pugnuts shop; window/wall units in farmhouse and apartment over Pugnuts
- Parking: 10 spaces at Pugnuts/Post Office building (paved, onsite) farmhouse has 5











## PUGNUTS EQUIPMENT

- Aurelia Espresso Machine
- Mythos Coffee Grinder
- Gelato Service Cases/Freezers
- Caprigiani Gelato Batch Freezer
- TechFrost Blast Freezer
- Carpigiani Blast Freezer
- TurboAir 6 Door Freezer
- 2 Door Upright Freezer
- Small Chest Freezer
- 5 Large Chest Freezers
- Paco Jet Mixer
- Prep Tables
- POS System
- 3 Bay Sink with Grease Trap
- Hand Wash Sinks
- Hand Tools/Mixers
- Silicone Molds (novelties, cakes)
- Cabinetry behind Counter
- 3 Heat Pumps

*Over \$163,000 in equipment alone*





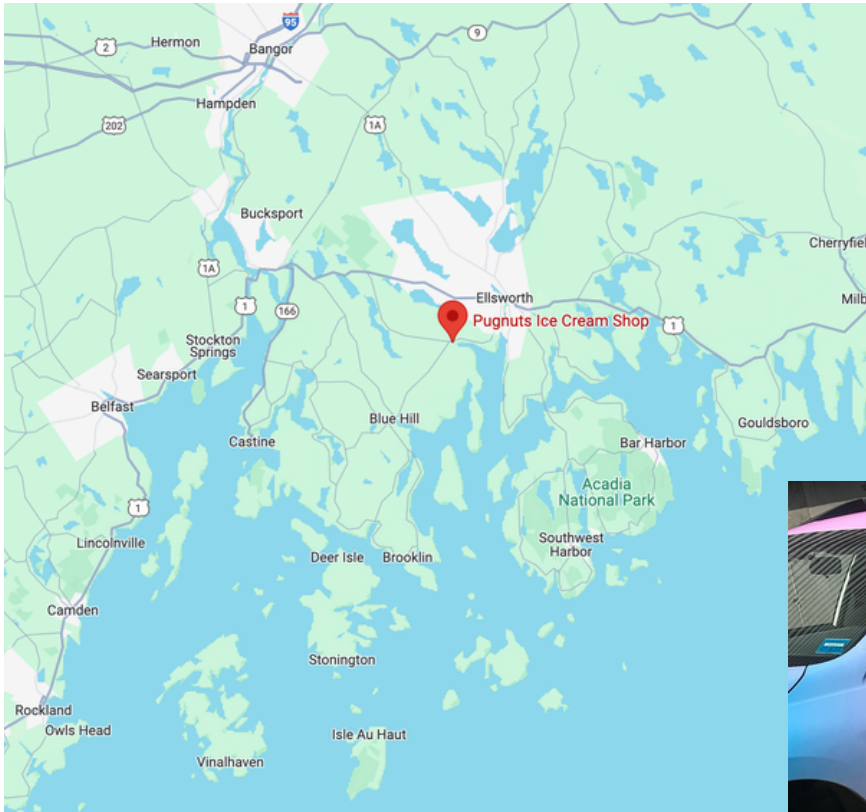








## LOCATION



### Pugnuts is conveniently located:

- 6 miles to Ellsworth
- 7 miles to Blue Hill
- 15 miles to Trenton
- 22 miles to Deer Isle
- 24 miles to Castine
- 27 miles to Bar Harbor
- 27 miles to Southwest Harbor
- 30 miles to Searsport
- 31 miles to Gouldsboro
- 32 miles to Bangor
- 36 miles to Belfast
- 50 miles to Camden

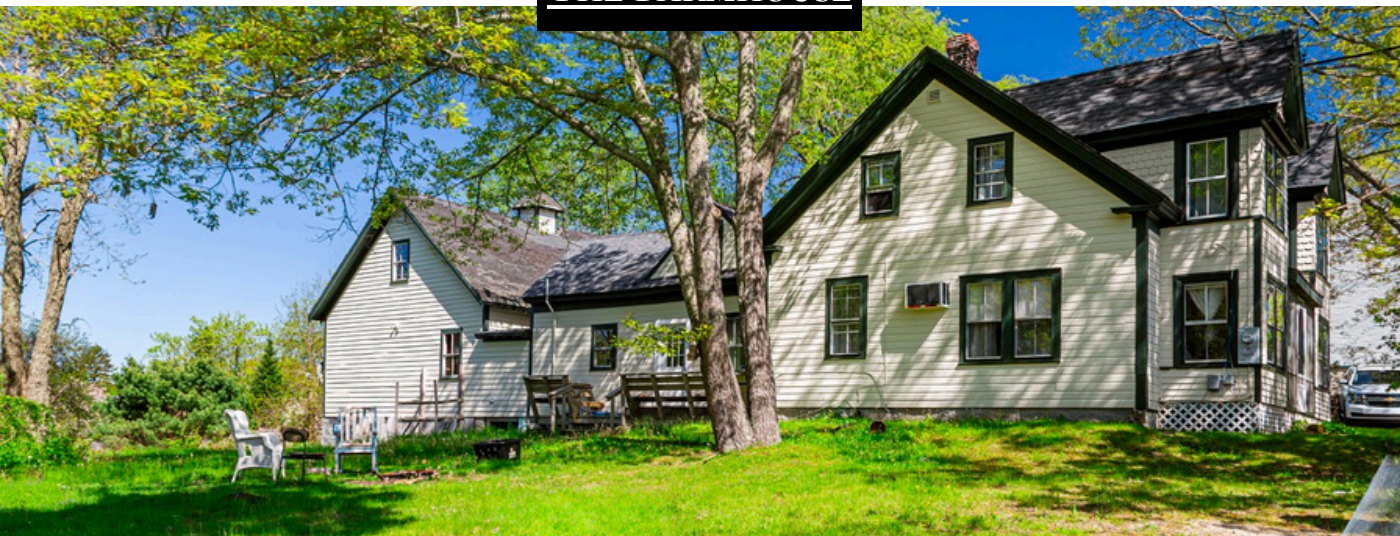
Pugnuts is an easy 10 to 60 minute drive from a number of locations for locals. And access to **PLENTY** of seasonal tourists in the popular destination locations!







THE FARMHOUSE







## THE FARMHOUSE







## THE FARMHOUSE







**PUGNUTS 2<sup>ND</sup> FL APT**







THE OLD POST OFFICE







PUGNUTS IS OFFERED AT \$1,100,000

ADDITIONAL INFORMATION AVAILABLE:

DEED; REAL ESTATE TAX BILL; ADDITIONAL  
PHOTOS; SELLER'S PROPERTY DISCLOSURES

For more information or to schedule a showing contact Dana Moos  
207.266.5604 [dana.moos@swanagency.com](mailto:dana.moos@swanagency.com)

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