

FOR LEASE






Restaurant Space

4,000± SF | \$17.50/SF NNN



3 East Grand Avenue, Scarborough

Key Features

-  Fully Equipped & Ready to Go – Avoid the hassle of a build out with an existing kitchen and bar setup.
-  Unbeatable Location – Just moments from the beach, drawing a steady flow of foot traffic, especially in peak seasons.
-  Expansive Bar & Dining Area – Perfect for a lively atmosphere, private events, or a laid-back coastal dining experience.
-  Ample Parking & Accessibility – Convenient for both locals and visitors with on-site and nearby parking.
-  Endless Potential – Ideal for a seafood restaurant, casual pub, or upscale dining concept looking to thrive in a sought-after coastal market.

Property Description

Turnkey Restaurant & Bar Space for Lease

Bring your culinary vision to life in this prime 4,000± sq. ft. restaurant and bar space located at 3 East Grand Avenue, just steps from Maine's stunning coastline. Situated in the heart of Scarborough's vibrant Pine Point Beach area, this high-exposure location offers a built-in customer base of locals, tourists, and beach goers eager for a great dining experience.

Broker Contact

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3 East Grand Avenue



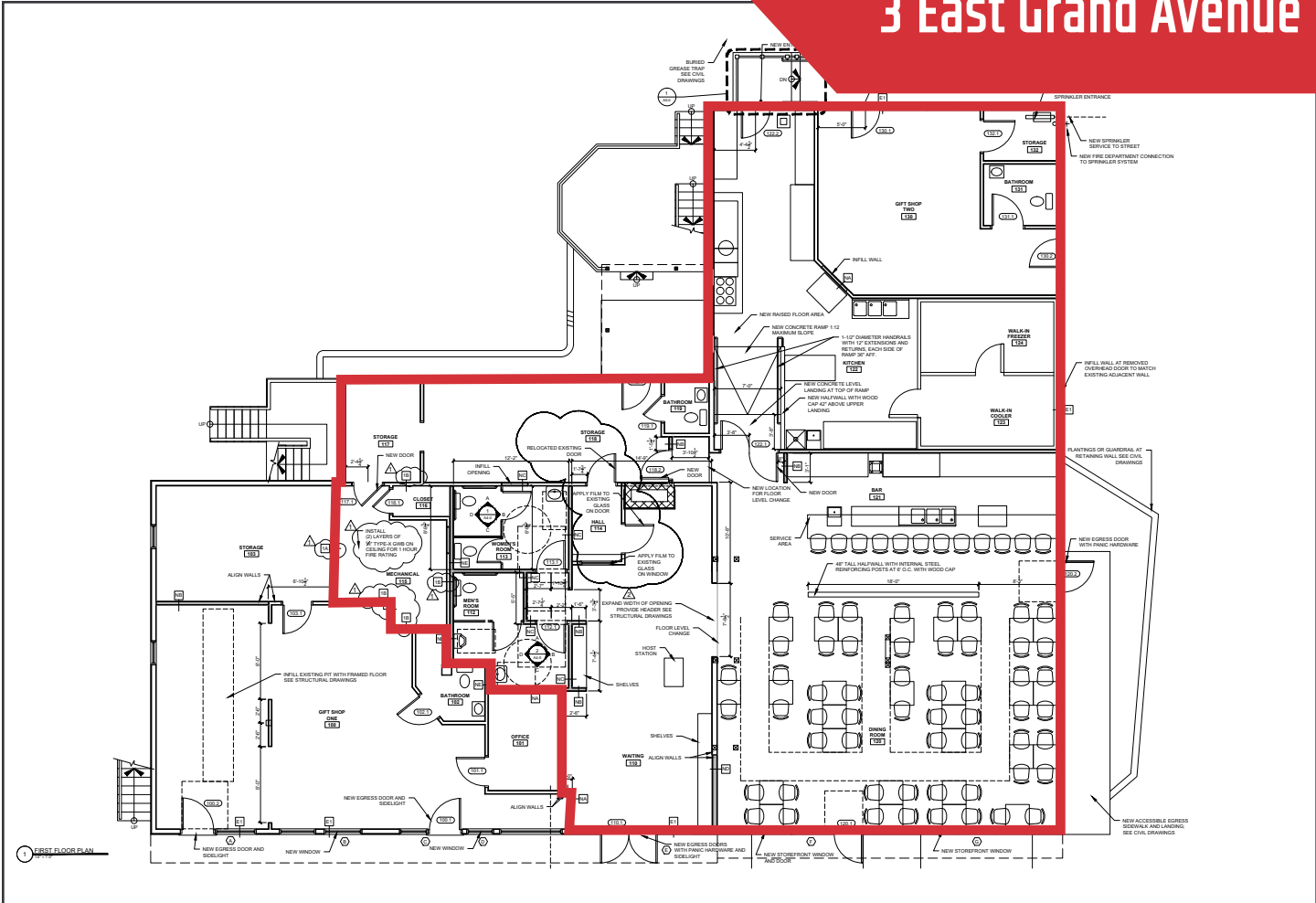
Property Overview

Owner	3 East Grand, LLC
Available Space	4,000± SF
Assessor's Reference	Map U022, Lot 123
Zoning	Town Village Center 4
Construction	Wood framed
Roof	New in 2017
Utilities	Public water/sewer
HVAC	Oil Fired Forced Hot Air / Heat Pump / Monitor Propane Heaters in Dormitory
Electrical	2 services
Sprinkler System	Fully sprinkled
Bathrooms	Four (4) - Two (2) multi-stall customer facing and Two (2) back of the house
Parking	30± parking spaces (portion of parking is leased from Maine DOT)
Road Frontage	215'
FF&E	See Broker

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3 East Grand Avenue



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.