

# MERRILAND FARM CAFE

557 Coles Hill Road, Wells, ME 04090



## PROPERTY DESCRIPTION

Welcome to Merriland Farm Cafe - a beloved local establishment that stands out with its exceptional features! This property presents a fantastic investment opportunity as it includes a captivating heated three-season area, a delightful 1,267 sq ft of additional outdoor seating space, and a charming 75-seat dining area. Perfect for those seeking a turn-key restaurant venture, the property can be acquired with a fully equipped commercial kitchen, streamlining the transition to ownership.

Adding to the appeal, the main dining area features two cozy fireplaces, creating a warm and inviting ambiance for patrons. Both locals and tourists alike describe Merriland Farm Cafe as a hidden gem, attesting to its popularity and charm. Explore this property firsthand - a visit will reveal why it stands as a wonderful investment opportunity. Don't miss the chance to be a part of the success story that is Merriland Farm Cafe!

## PROPERTY HIGHLIGHTS

- Charming three-season restaurant offering a unique dining experience
- Seamless turn-key operation for a smooth transition
- Established local & tourist following for sustained customer loyalty
- Picturesque setting providing a delightful dining atmosphere

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	2.3 Acres
Building Size:	3,447 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	366	4,578	11,979
Total Population	743	7,219	17,458
Average HH Income	\$71,378	\$67,359	\$64,125

## DAVID COSTELLO

Associate Broker/Business Broker  
O: 207.879.9800  
C: 207.754.7494  
dcostello@rockwaterme.com  
ME #BA923558

## KW COMMERCIAL

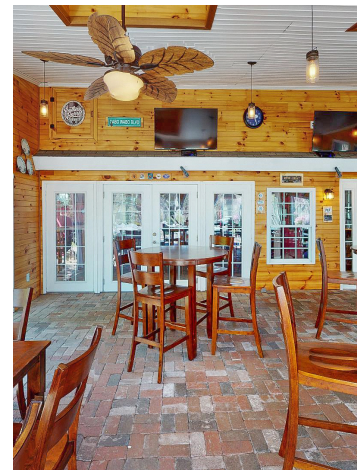
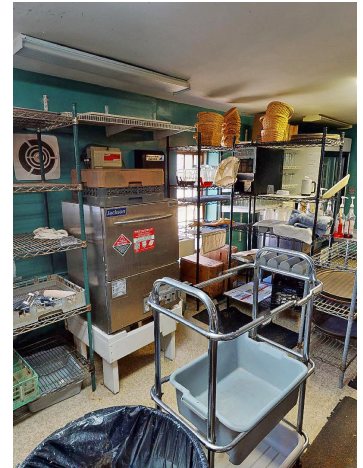
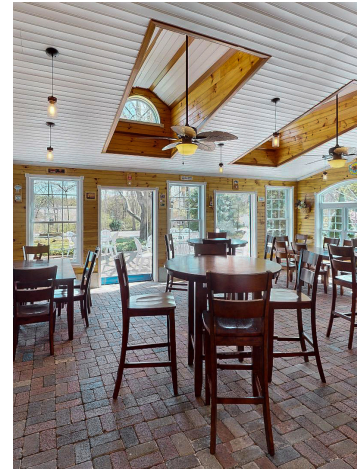
50 Sewall Street  
Second Floor  
Portland, ME 04102



## RESTAURANT FOR SALE

# MERRILAND FARM CAFE

557 Coles Hill Road, Wells, ME 04090



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### DAVID COSTELLO

Associate Broker/Business Broker  
O: 207.879.9800  
C: 207.754.7494  
dcostello@rockwaterme.com  
ME #BA923558

### KW COMMERCIAL

50 Sewall Street  
Second Floor  
Portland, ME 04102

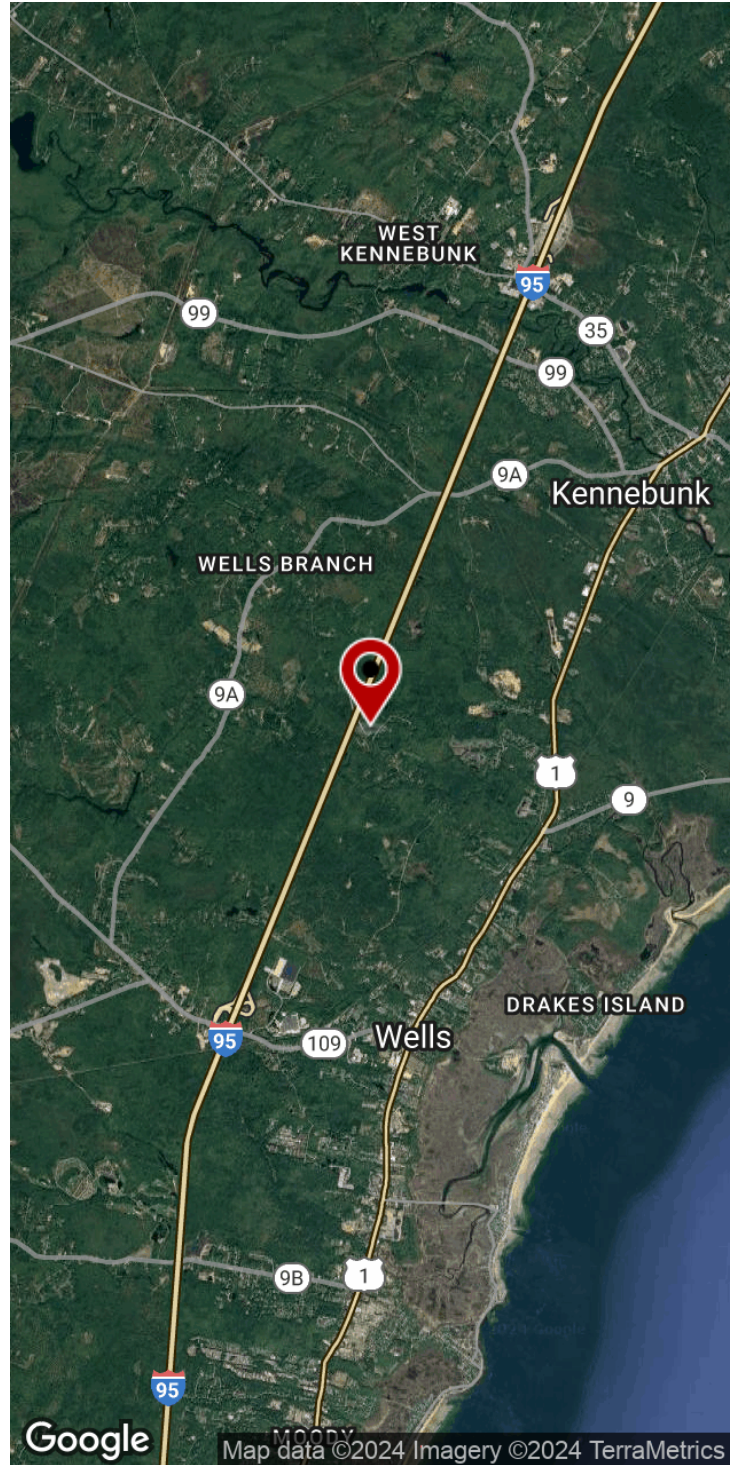
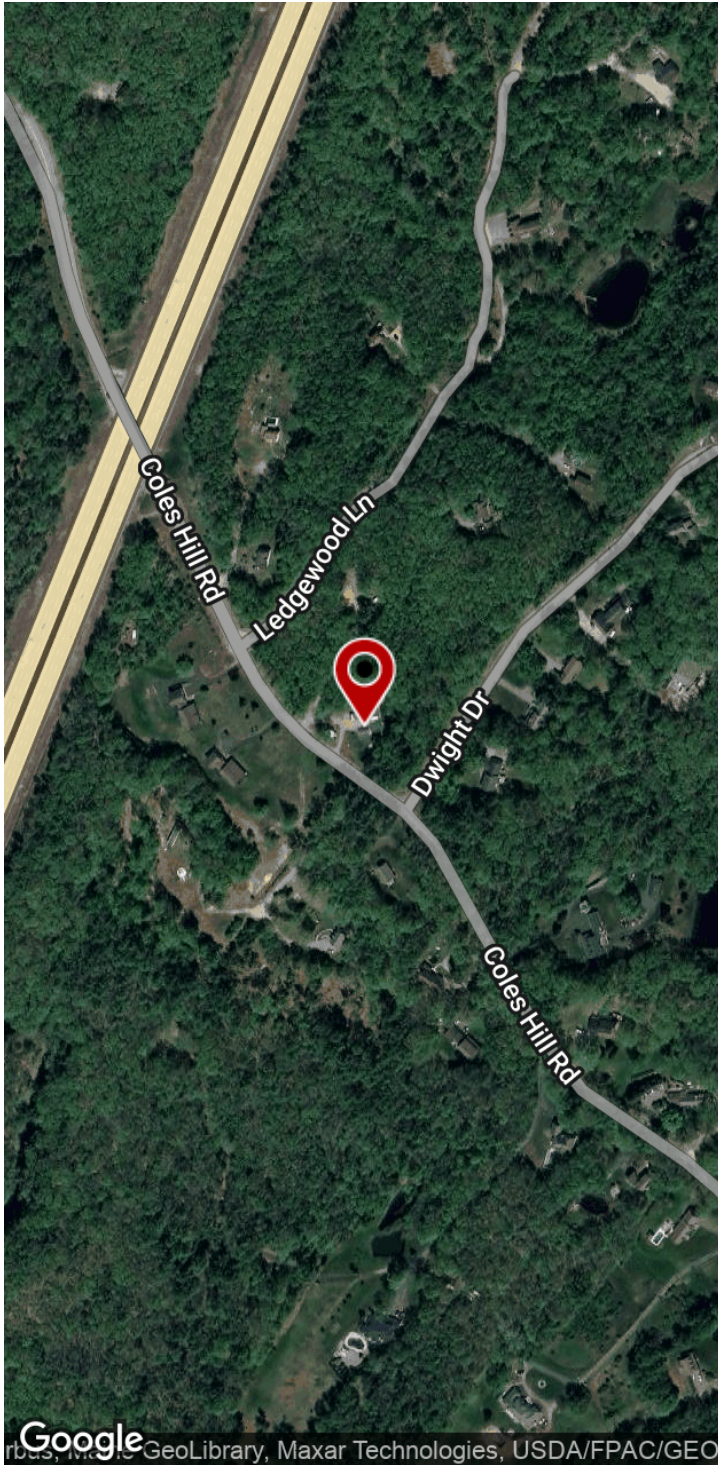
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RESTAURANT FOR SALE

# MERRILAND FARM CAFE

557 Coles Hill Road, Wells, ME 04090



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### DAVID COSTELLO

Associate Broker/Business Broker  
O: 207.879.9800  
C: 207.754.7494  
dcostello@rockwaterme.com  
ME #BA923558

### KW COMMERCIAL

50 Sewall Street  
Second Floor  
Portland, ME 04102

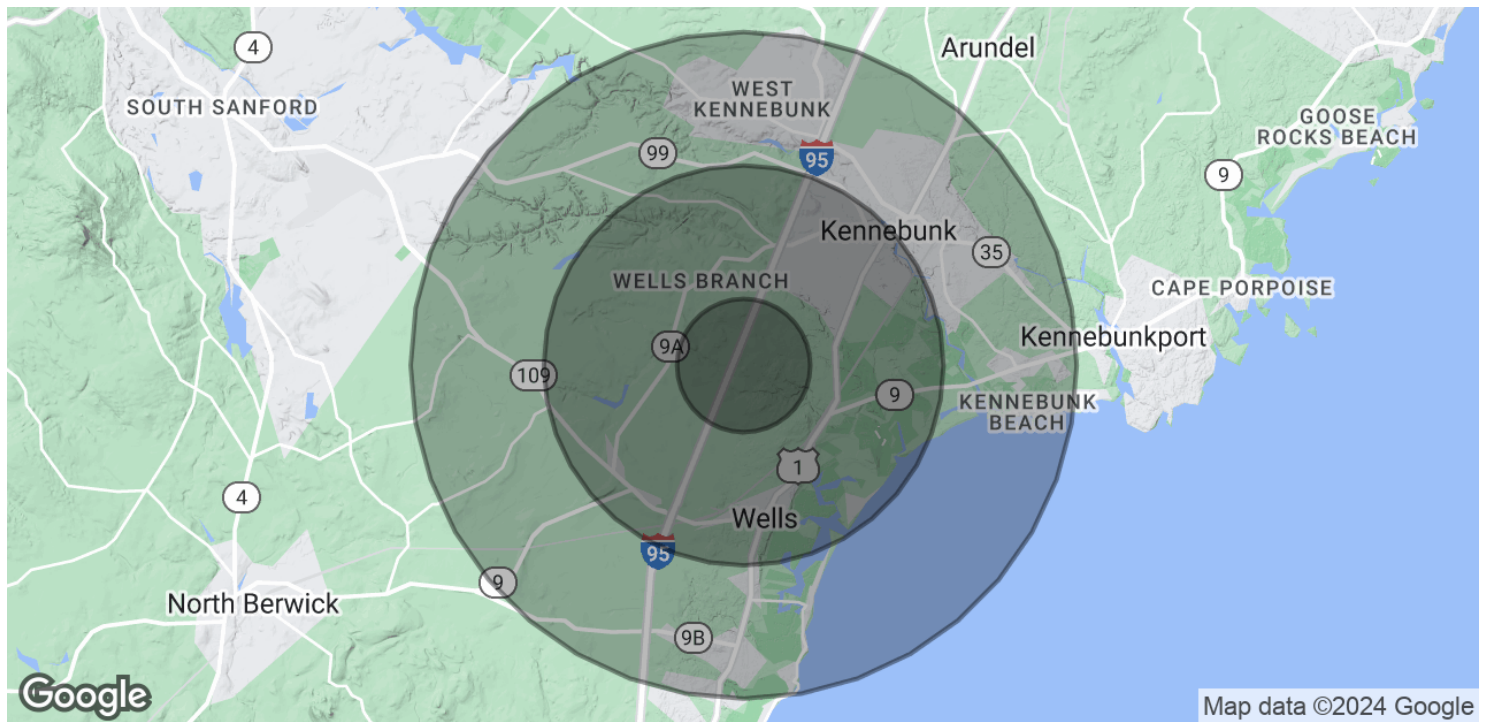
Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)



## RESTAURANT FOR SALE

# MERRILAND FARM CAFE

557 Coles Hill Road, Wells, ME 04090



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	743	7,219	17,458
Average Age	50.5	47.9	51.3
Average Age (Male)	34.2	42.2	47.7
Average Age (Female)	51.8	51.3	54.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	366	4,578	11,979
# of Persons per HH	2.0	1.6	1.5
Average HH Income	\$71,378	\$67,359	\$64,125
Average House Value	\$260,989	\$347,764	\$384,647

\* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DAVID COSTELLO**  
Associate Broker/Business Broker  
O: 207.879.9800  
C: 207.754.7494  
dcostello@rockwaterme.com  
ME #BA923558

**KW COMMERCIAL**  
50 Sewall Street  
Second Floor  
Portland, ME 04102

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)



## RESTAURANT FOR SALE

# MERRILAND FARM CAFE

557 Coles Hill Road, Wells, ME 04090



### DAVID COSTELLO

Associate Broker/Business Broker

dcostello@rockwaterme.com

Direct: 207.879.9800 | Cell: 207.754.7494

ME #BA923558 // FL #BK3533767

### PROFESSIONAL BACKGROUND

Dave Costello has been a business leader in the Greater Portland community for more than 30 years. He previously owned and operated Sun Media Group, whose holdings included companies from Southern, Central, and Western Maine. Within the industry his roles included buying, selling, managing, and developing businesses. In commercial real estate, and also worked with Daigle Commercial Group, specializing in the hospitality industry.

Dave has extensive experience in management, technology, marketing, and customer service. He brings excellent negotiation skills, a broad knowledge of the local business market, and a passion for helping people facilitate business goals. Dave is an innovative business leader who provides a broad scope of possibilities for his clients using a full range of professional resources.

Rock Water Group of KW Commercial offers business consulting and commercial real estate services to owners and family-owned businesses, backed by more than three decades in the Maine business market.

Dave is a licensed broker in Florida, specializing in assisting clients in locating investment properties, acquiring businesses, or securing second homes.

### EDUCATION

BS Rochester Institute of Technology

MBA Husson University

### MEMBERSHIPS

GPBR - Greater Portland Board of Realtors

MCAR - Maine Commercial Real Estate Association

NECPE- New England Commercial Property Exchange

NAR- National Association of Realtors

Naples FL Area Board of REALTORS® (NABOR®)

**KW Commercial Rock Water**  
50 Sewall Street Second Floor  
Portland, ME 04102  
207.879.9800

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### DAVID COSTELLO

Associate Broker/Business Broker

O: 207.879.9800

C: 207.754.7494

dcostello@rockwaterme.com

ME #BA923558

### KW COMMERCIAL

50 Sewall Street  
Second Floor  
Portland, ME 04102

Each Office Independently Owned and Operated **kwcommercial.com**