

CULINARY BUSINESS OPPORTUNITY! BAKERY & BUILDING FOR SALE!



- A Commercial Property in Phippsburg with highway frontage on State Highway 131 in the Steamboat/Vail Ski Area Corridor.
- The building is fully occupied with two tenants, The Bakery Express and the USPS. The Building and the Bakery Express are for sale. The USPS has a continuous five year lease cycle.
- Renovated in 2017 to include a new commercial kitchen with a hood, a dining/meeting room, beautiful hardwood floors, a custom concrete countertop and retail space spacious outdoor deck. ADA entrance ramps and bathrooms, professional landscaping, storage room, and additional garage or warehouse storage.
- **Green Building:** The building is energy efficient and utilizes solar panels to supplement both the electric and hot water systems.
- U.S. Post Office leases out 200 sq. ft. of the NE corner of building for Phippsburg residential boxes and provides continuous foot traffic.
- Could be a catering business, restaurant, live/work unit, offices or continue the successful bakery business. Many possibilities to expand an exciting new business or create your own!

LISTING PRICE:
\$297,500

(Listing price for real estate only. The Bakery Express business and trade fixtures are negotiable)

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