

LAFLEUR'S RESTAURANT FOR SALE



FF&E: \$24,160 (INCLUDED IN PRICE)

INVENTORY: \$12,500 (INCLUDED IN PRICE)

REAL ESTATE: 4,259+/- SF (INCLUDED IN PRICE)

EMPLOYEES: 13 FT/ 1 PT PLUS OWNER

TRAFFIC COUNT: 7,900 AADT20

HIGH VISIBILITY ROUTE 4 LOCATION

POPULAR FAMILY RESTAURANT SERVING
BREAKFAST, LUNCH, & DINNER

BANQUET ROOM CAN ACCOMMODATE
FUNCTIONS FROM 10-100 PEOPLE

SALE PRICE: \$385,000



For more information contact:

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balfourcommercial.com



LaFleur's

◆ RESTAURANT ◆

Catering • Banquets • Weddings



Data Sheet - Property

OWNER	LaFleur's Restaurant
PROPERTY TYPE	Restaurant
BEST OR CURRENT USE	Current use: Resturant / Potential Best Use; General Retail
ZONING	General Business
TRAFFIC COUNT	7,900 AADT20
YEAR BUILT	1965; renovated in 1992
ACREAGE	2.5+/- acres
BUILDING SIZE	4,259+/- SF
PARKING	Ample, on-site
TAXES/YEAR	\$4,478 (2022)
BOOK/PAGE	4291/69
MAP/BLOCK/LOT	003/074
TENANCY	Single
ROAD FRONTAGE	200+/- Ft
UTILITIES: ELECTRIC	Circuit Breakers
GAS	Natural - On Site
SEWER	Public
WATER	Public
HEAT SYSTEM	Forced Hot Air
FUEL	Propane

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Data Sheet - Business

OWNER	Lafleur's Restaurant
BUSINESS NAME	Lafleur's Restaurant
LOCATION	224 Main Street - Jay, Maine
TYPE OF BUSINESS	Restaurant
PRODUCTS/SERVICES	Family Dining, Catering & Function Room
INVENTORY	\$12,500 Included in price
FF&E	\$25,000 Included in price
REAL ESTATE	\$300,000 Included in price
# EMPLOYEES	13 FT/ 1 PT plus Owner
EMPLOYEE DESCRIPTION	Owner, Cooks, Dishwashers, Waitstaff, Function Manager, Front of House Manager
HOURS OF OPERATION	Weds - Monday 7am to 8pm; closed Tuesdays
MARKET AREA	Franklin County
CAPACITY/SEATS	Dining Room 65, Function Room 100
WEBSITE	None; but has a Facebook page
LICENSING	Victualer's, Liquor, DHHS Food Services, Town Entertainment, Sales Use Registration, ServSafe Certification

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About the Business

ABOUT THE BUSINESS

4,259+/- SF restaurant located on busy Route 4, the primary commercial corridor running through Jay & Livermore Falls. The restaurant offers regular specials for breakfast, lunch and dinner, including most holidays. The banquet room can facilitate events ranging from 10-100 people with numerous menu and catering options. This turn-key property features a large pylon sign and ample on-site parking. Keep the current concept or reinvent the restaurant into an entirely new brand.

CUSTOMER REVIEWS

Excellent staff and prices. Food is very tasty and full of flavor and consistency is incredible. Loved for breakfast as well as dinner. Had the all you can eat Buffet on Wednesday and that was just a plus on top of the already popular. And delightful breakfast, lunch and dinners. I will be back, often. -Sheila B.

We took a lunch break from our UTV adventure today and stopped in at La Fleurs. What a great surprise! The staff was extremely cordial and funny. We had one of the lunch specials, a prime rib stack sandwich topped with fried onion pieces and sides of cole slaw and fries. It was awesome. We'll definitely return in the Fall. - Peter K.

Midwest Transplant needs their seafood fix anytime we get back close to the east coast. La Fleurs did not disappoint. Very good food. I had Fried Clams and Oysters. Both were delicious, lightly breaded and tender. Others had the haddock and loved it also. The clam chowder was excellent, nice and thick. Creme Brule was delicious also. Great service. - Glen O.

Great food every time. Nice, casual atmosphere. We've never had anything but a great experience going here. - Chris T.

Without hesitation, 5 Stars for LaFleurs. Our family had a gathering to celebrate a 90th birthday and a 92nd birthday. Spectacular food for the buffet and wonderful, wonderful employees. Big shout out to Carol for being such an important part of an event enjoyed by all. - Linda V

Every time I go there good customer service and great food. - Prentice N.

Breakfast was great and the service was very good! Even though it was close to serving lunch they were able to accommodate us for breakfast! - Valerie W.

Great place and respectable and great food eating in don't half to wait long or take out on time too. I've had lots different food on menu thier breakfast and sea food and steak burgers every thing from thier is awesome waitresses their and the owner fast on orders too!!- Bobby T.

Great food and awesome drinks. Staff was super friendly, fun and helpful. Don't miss this place. - Wendy W.

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About Jay



Jay is nestled in a valley formed by the Androscoggin River in Southern Franklin County. That geographical fact led the area to become a hotbed of industry during the industrial revolution. The Androscoggin provided power for a multitude of mills and factories, and while industry remains a strong part of Jay's past, the town retains a rural feel. With a population of just under 5,000 Jay has kept the small-town characteristics that make Western Maine an ideal place to live, work, and raise a family.

Located right on the edge of the western mountains and at the gateway to the major ski areas, Jay has access to abundant recreational activities. Right here in town there is French Falls recreational area, a ball field in the summer and trails that are open year round; Spruce Mountain Ski Slope, a tri-municipality ski area; and a Rail Trail Snowmobile/ATV/Hiking system, spanning a distance of 14 miles from Jay to Farmington. The Androscoggin River itself provides opportunities for excellent fishing, and is the venue for many fishing tournaments. Canoes and kayaks are a common sight, as local folk are using the river for recreation as never before.

Information from: <https://jay-maine.org/>

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Breakfast Menu

Good Morning!
Welcome to LaFleur's Restaurant

<ul style="list-style-type: none"> * Two Eggs, Toast, Homefries \$4.95 ~ With Bacon \$6.75 ~ With Sausage \$6.75 ~ With Ham \$7.50 	<ul style="list-style-type: none"> * One Egg, Toast, Homefries \$4.25 ~ With Bacon \$6.25 ~ With Sausage \$6.25 ~ With Ham \$6.75
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Eggbeaters Can Be Substituted For An Additional \$.75

<ul style="list-style-type: none"> French Toast Made With Texas Toast \$6.25 or \$2.25 per slice Pancakes, Stack of 3 \$6.25 or \$2.25 per Wild Maine Blueberry Pancakes \$7.25 or \$2.50 per Crepes (5) \$4.95 Add Strawberries \$2.25 Maine Maple Syrup \$1.95 * Egg & Cheese Breakfast Sandwich \$3.95 Add Bacon, Ham, or Sausage Patty \$4.75 	
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Omelettes

All Omelettes With Cheese are finished in the oven

Cheese and Veggies	\$7.95	Cheese and Meats	\$8.95	Loaded	\$9.50
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Eggbeaters can be substituted for an additional \$.95

- * Eggs Benedict \$8.95
- * Eggs, Corned Beef Hash, Toast, Homefries \$7.95

House Special

* Two Eggs, Choice of Meat, 3 Crepes & Homefries
Juice & Coffee \$11.95

	Beverages
	Coffee or Tea \$1.95
	Milk \$2.25 \$2.95
	Juice \$2.25 \$2.95
	Hot Chocolate \$2.25

	Sides
	Bacon \$3.25
	Ham or Sausage \$3.25
	Muffin \$1.95
	Bagels & Cream Cheese \$2.95
	Homefries \$1.95
	Cinnamon Raisin Toast \$1.95
* Extra Egg	\$.95
Corned Beef Hash	\$3.25
Oatmeal - Bowl	\$4.95

* Eating Raw or Undercooked Meats, Poultry, Seafood, or Eggs May Increase Your Risk of Foodborne Illness



Lunch Menu

Lunch at LaFleur's

Soup and Sandwich <i>Selection changes daily for freshness and variety</i>	\$10.95
Club Sandwich <i>Choice of turkey, ham, or tuna with French fries & coleslaw</i>	\$11.95
BLT Sandwich <i>Classic bacon, lettuce, and tomato with French fries & coleslaw</i>	\$ 8.95
*Sirloin Steak Sandwich <i>Slices of grilled sirloin with onions & cheese with French fries & coleslaw</i>	\$13.95
Fried Haddock Sandwich <i>Lightly breaded with French fries & coleslaw</i>	\$12.95
Grilled Chicken Breast <i>Marinated breast served on brioche bun with French fries & coleslaw</i>	\$11.95
Crab Roll and Clam Chowder <i>Crab salad served on grilled brioche bun</i>	\$19.95
*Black Angus Burger <i>8 oz. burger with French fries & coleslaw, add a slice of cheese</i>	\$11.95 \$12.95
Baked Haddock <i>Luncheon size with cracker crumbs, French fries & coleslaw</i>	\$13.95
Chicken Tenders <i>Crispy breaded tenders served with French fries & coleslaw</i>	\$12.95

Seafood Baskets

Served with French fries & coleslaw

Haddock	\$13.95
Jumbo Shrimp	\$15.95
Clams	\$23.95
Scallops	\$23.95
Oysters	\$21.95
Combination of above selections	\$25.95

*Eating raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness.

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Dinner Menu

Good Evening!
Welcome to LaFleur's Restaurant

APPETIZERS

Clam Chowder ~~\$4.95~~/~~\$6.95~~ French Onion Soup ~~\$6.95~~
Fried Mushrooms ~~\$7.95~~ Potato Skins \$8.95
Mozzarella Sticks \$8.95 Honey Wings \$9.95
Queso Blanco \$8.95

ENTRÉES

1 Pound Rib Eye \$27.95
Black Angus Sirloin 24.95
T-Bone Steak \$26.95
Surf n Turf \$29.95
Chicken Tenders \$14.95
Baked Stuffed Haddock w/ Lobster Sauce \$26.95
Grilled Grouper Or grilled Snapper \$22.95
Shrimp Scampi Over Linguini w/ Salad \$21.95
House Chicken over Rice \$17.95
Haddock Campobello w/ Crab & Lobster Sauce \$25.95

FRIED PLATTERS

Fried Jumbo Shrimp \$23.95
Fresh from the coast Fried Full Belly Clams ~~\$28.95~~
Fried Oysters \$28.95
Baked or Fried Haddock \$22.95
Fried Scallop Basket \$26.95

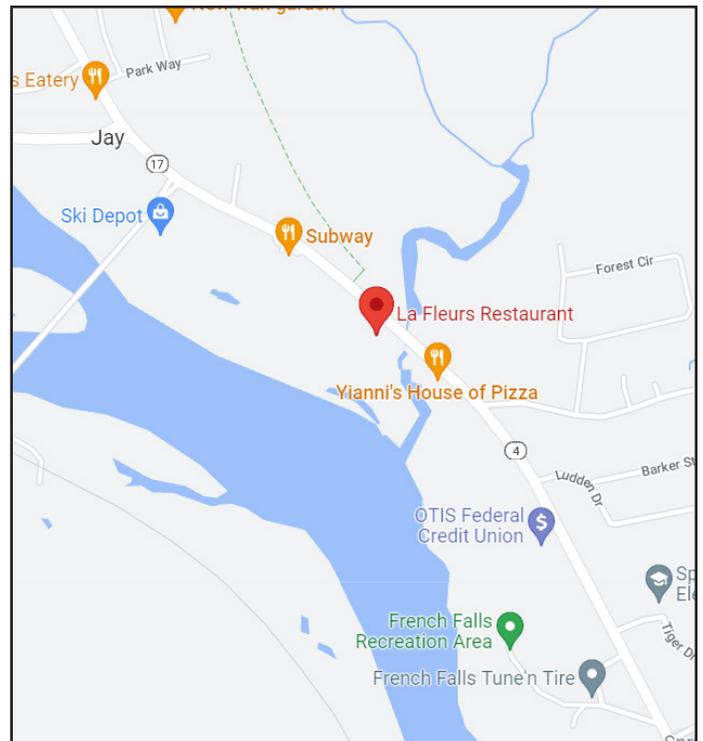
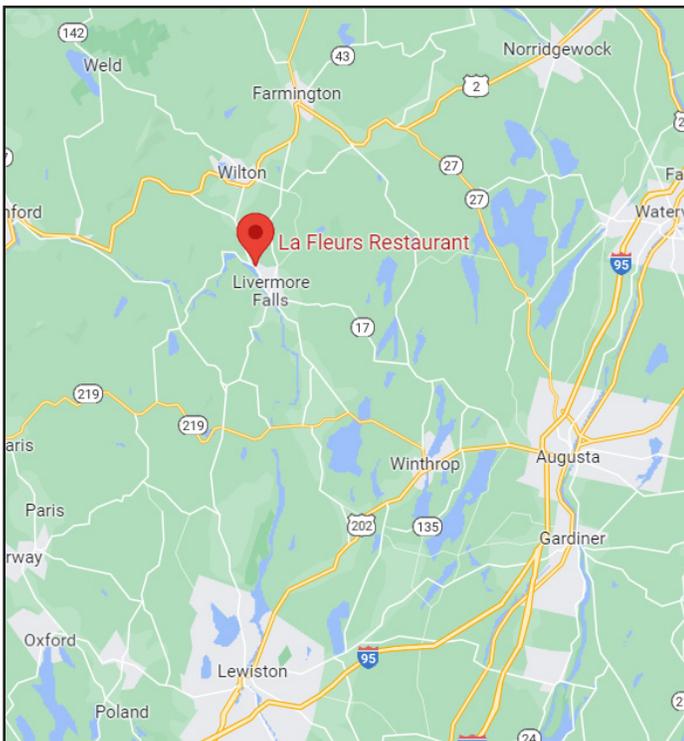
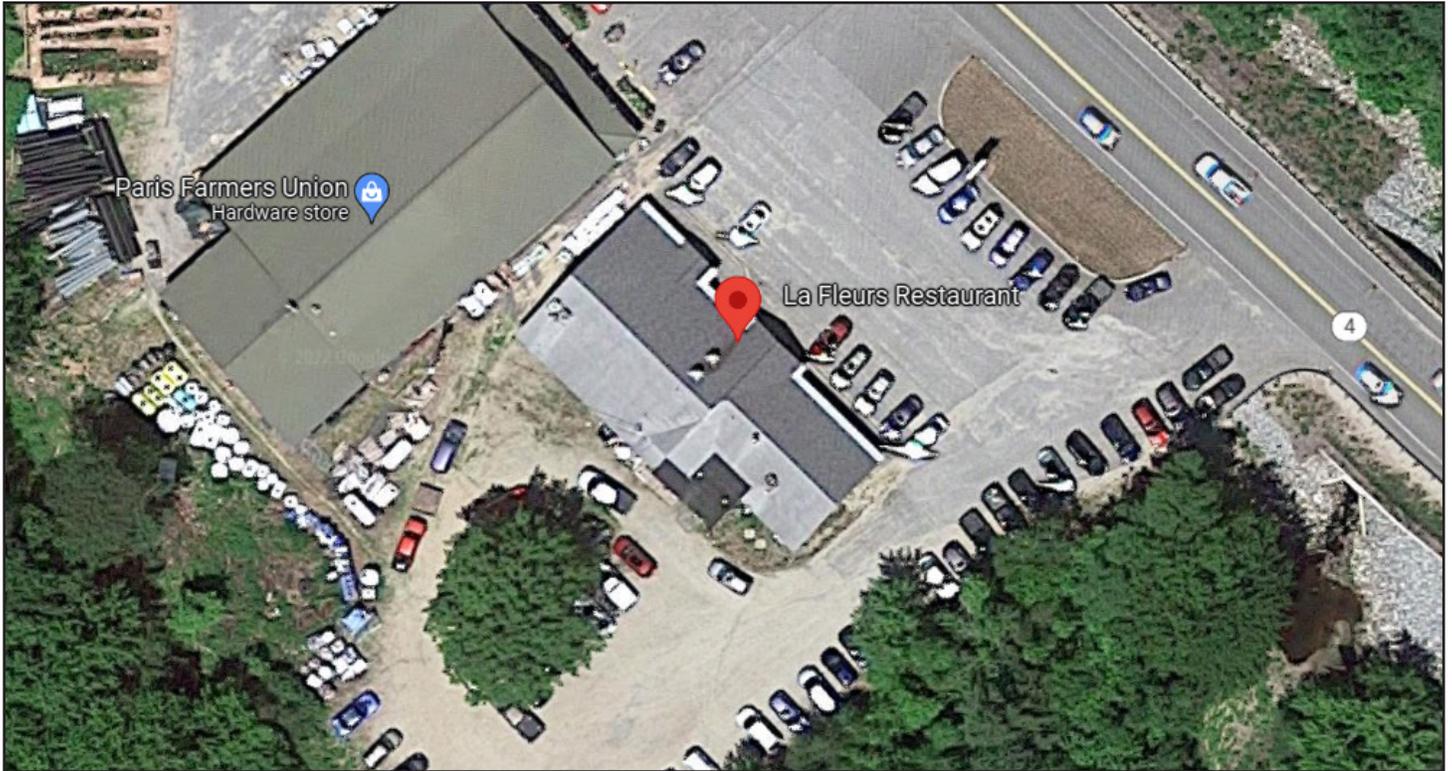
*~*All entrees unless otherwise specified come with choice of French fries, baked potato, or rice & Cole slaw or hot vegetable of the day*~*

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Location

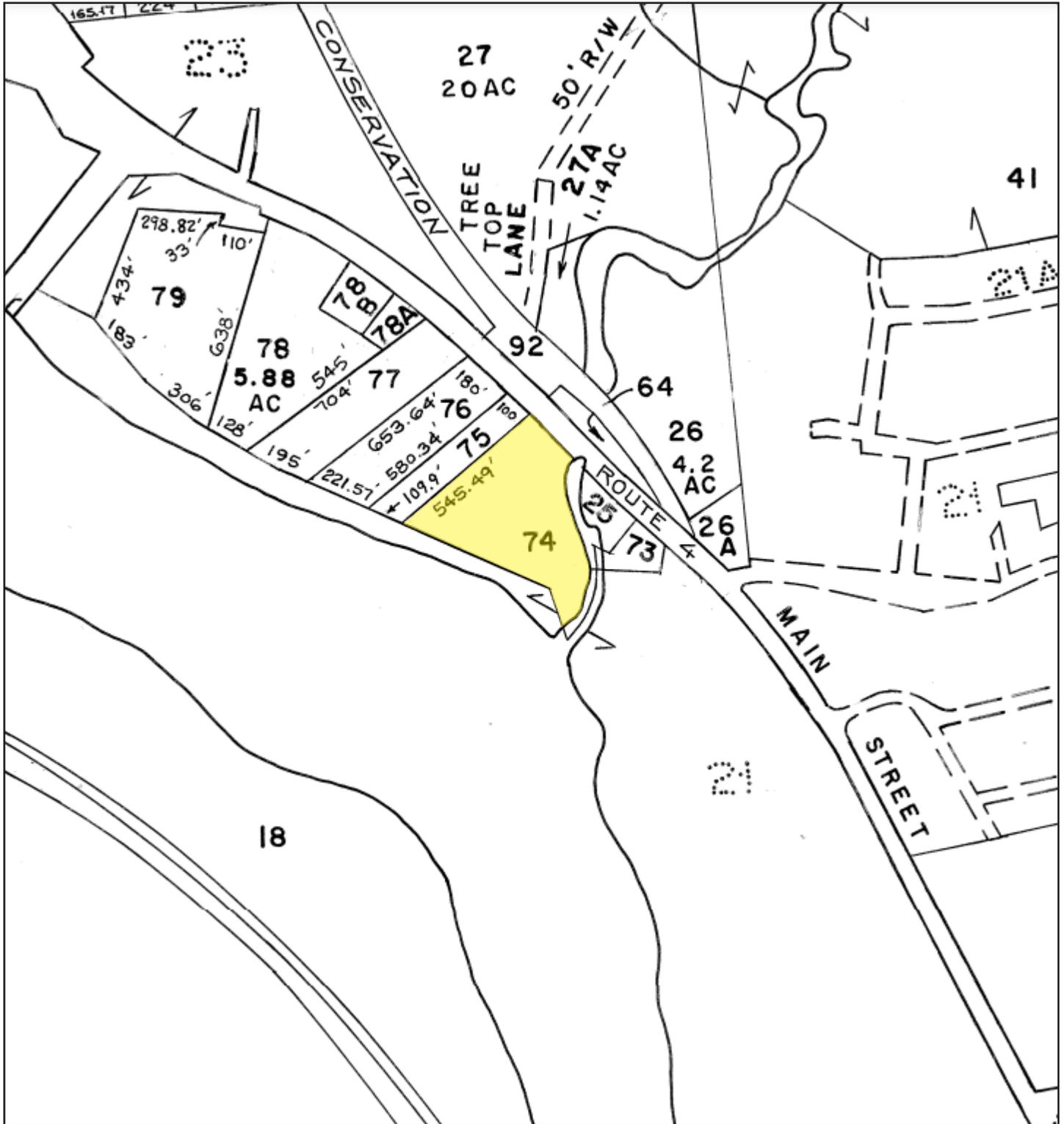


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Tax Map



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Photos

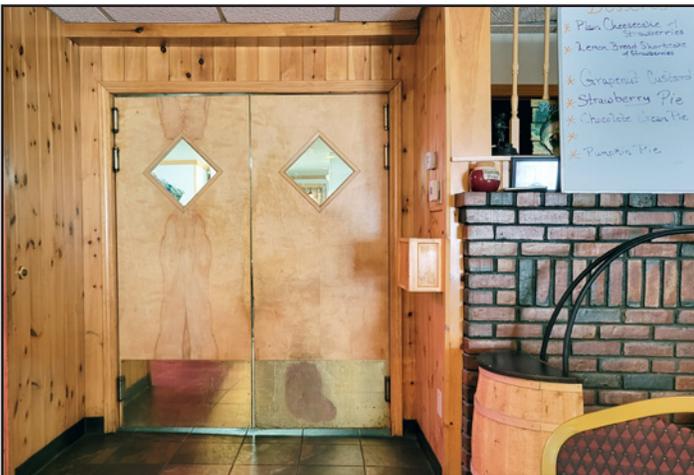


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Photos



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Asset List

<u>Quantity</u>	<u>Description</u>
400	Plates
250	Sets of Silverware
	Glassware
14	Tables
150	Chairs
	Photos & Mirrors
	Point of Sale System
	Phones
	Wood Burning Stove
	Four Cord of Wood
	Stack Ovens
	Six Burner & Stove
	Flat Top
	Char Broiler
2	Fryers
	Steam Table
	Hobart Slicer
	Ice Maker
	Two Door Freezer
	Single Door Freezer
	Chest Freezer
	Pots, Pans & Utensils
2	Cooling Racks
	Chafing Units
	Assorted Carving Boards
	Single Door Bar Cooler
	Three Bay Sink
	Ice Bin
	Oak Hutch
	Rolling Carving Cart

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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

vices required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.