

Historic & Charming Investment

About:

Seize a rare opportunity to own one of Maine's truly spectacular inn-resorts that enjoys an unmatched reputation as the region's premier wedding, lodging and dining facility. Near Bangor's thriving communities and en-route to Bar Harbor and Acadia National Park, this historic four-season inn is popular year-round with locals and tourists alike.

Contact Mitch Muroff:

✉ mitch@muroffhospitality.com

📞 617-610-7774

The Lucerne Inn

2517 Main Rd. Dedham, ME 04429



Lucerne Inn



★★★★
MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group is proud to exclusively present the sale of The Lucerne Inn. Very few hotels in Maine capture the spirit, charm, and romance of New England like the Lucerne Inn. The Inn is a quaint, 200 plus year old inn tucked into the scenic hills near the Maine coast, framed by Colonial clapboard architecture with views of Phillips Lake and spectacular scenery all year round.

- ❖ 30 guest rooms and suites with antique furnishings, water views, individual fireplaces, and private baths; many with whirlpools.
- ❖ 120-seat restaurant is one of the area's premier dining destinations.
- ❖ The inn's banquet rooms and well-landscaped grounds make it the ideal choice for weddings, parties, and corporate functions.
- ❖ Approx. 11 +/- acre site with substantial Route 1A road frontage affords great visibility and ample on-site paved parking.
- ❖ Ideally situated en route to Bar Harbor and "Down East" stops.
- ❖ Adjacent to an exceptional 9 hole golf course & Phillips Lake!

Price: \$3,900,000





Investment Overview

Muroff Hospitality Group has been chosen to exclusively market for sale The Lucerne Inn. This historic property features 30 guest rooms & suites, a beautiful fine dining restaurant, Rian's Pub and Deck, a selection of social and conference spaces for groups of all sizes; in a resort like setting conveniently located between Bangor & Bar Harbor, Maine.

Interest Offered

Fee Simple interest in The Lucerne Inn at 2517 Main Rd. Dedham, ME 04429

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance with Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.



Lucerne Inn



Lucerne Inn Restaurant

The fine dining restaurant offers a comfortable atmosphere that can provide intimate space for a couple reconnecting or a larger, separate space for a group celebrating a special event. The view overlooking the rolling hills of coastal Maine is the perfect backdrop for your casual fine dining experience.



Rian's Pub & Deck

Rian's Pub at The Lucerne Inn offers a relaxing and casual space to have a bite, create new friendships or have a drink. The bar showcases an authentic old fashioned bar area that could fit right into a mid-18th century pub in Dublin.



The Rooms

The Lucerne Inn offers 30 guest rooms and suites in six unique options with fireplaces. Scenic views of the countryside are just the beginning of the perks that will delight you. Featuring the warmth and coziness of a 200+ year old farmhouse, each of our room options merges timeless New England charm with the comforts found in modern day hotels.



Weddings

Overlooking Phillips Lake and Bald Mountain just outside of Bangor, Maine the Lucerne Inn offers a beautiful wedding backdrop in the Maine countryside. In the romantic room of the Overlook or in the tented patio, our wedding venues are inspired by our breathtaking surroundings.



Phillips Room & Patio

For parties, retreats or workshops we have the Phillips Room & Patio (1,950 square feet). With a tent extension (1200 square feet) the guest capacity is 200 people. The Phillips Room (600 square feet) has a guest capacity of 65.



The Overlook

This venue is located in a separate building from the Main Inn. There are four beautiful recessed chandeliers, a decorative fireplace, an area for a dance floor, and a little alcove that faces Bald Mountain and Phillips Lake. This venue can hold up to 120 people with tables, chairs, and dance floor or 140 people with tables, chairs, and no dance floor.



Demographic Highlights

Tucked away in the serene forests of Hancock County, Dedham, Maine, is a picturesque town just outside of Bangor. Known for its pristine lakes, rolling hills, and tranquil atmosphere, Dedham is an ideal destination for visitors seeking a peaceful retreat while still being close to the amenities of Bangor.

\$89,000+ Median Household Income

As of April 2024, the median household income in Dedham, Maine was \$89,844, which is about 1.3 times the median household income for Maine as a whole.*



Historical Significance

Dedham and The Lucerne Inn is rich in history. The town and its surrounding areas feature historic homes, sites, and landmarks make it an interesting destination for history buffs.



Education & Innovation

Nearby Bangor is known for its education, with University of Maine attracting students and professionals. The city's commitment to innovation is evident in the growing number of tech startups.



\$465K Median Home Price

As of June 2024, the median listing home price in Dedham, ME was \$465K in June 2024, trending up 15.5% year-over-year, according to Realtor.com.



Nature and Outdoor Recreation

A haven for outdoor enthusiasts. Whether it's hiking in Acadia National Park to exploring the Maine Highlands, or simply enjoying the changing seasons, Dedham offers countless ways to connect with nature.



Lake Living

Dedham is known for its beautiful lakes, including Phillips Lake and Green Lake, which provide opportunities for swimming, boating, and fishing.

*Census Reporter



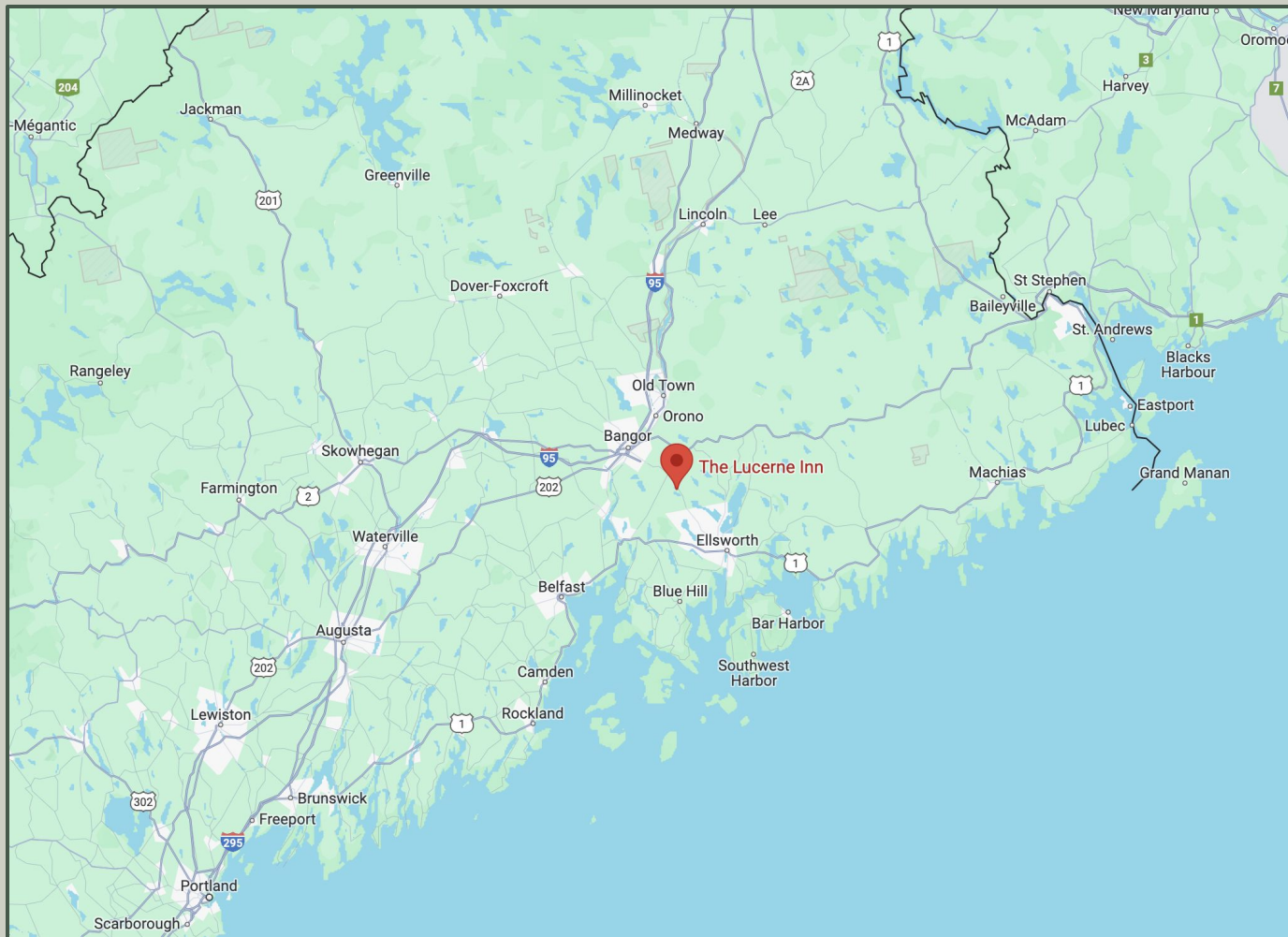
Lucerne Inn



Location Map

2517 Main Road

Dedham, ME 04429





The Lucerne Inn

CONFIDENTIALITY & DISCLAIMER

The information contained in the preceding Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Muroff Hospitality Group and should not be made available to any other person or entity without the written consent of Muroff Hospitality Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Muroff Hospitality Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Muroff Hospitality Group has not verified, and will not verify, any of the information contained herein, nor has Muroff Hospitality Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MUROFF HOSPITALITY AGENT FOR MORE DETAILS**



Meet Mitch:

Muroff Hospitality Group is a boutique, hospitality, brokerage and advisory firm dedicated to personalized service and comprised of seasoned hospitality professionals. With more than 50 years of hospitality experience, we serve the greater New York – New England region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers and restaurateurs alike. Mitch Muroff was a principal of Sage Hotel Corp., owning and operating 35 hotels throughout the Northeast and Canada. After selling their portfolio, he formed Muroff Hospitality Group. A licensed attorney and Realtor, Mitch has successfully negotiated the sale of dozens of hospitality transactions through an array of complexities with an unparalleled range of personalized service.



[Website Link](#)



[LinkedIn Link](#)



mitch@muroffhospitality.com



617-610-7774

Mitchell B Muroff, Esq. | Muroff Hospitality Group | 69 Ober Rd. Newton, MA 02459