

FOR SALE | WATERFRONT OPPORTUNITY

75 Front Street | Rockland, ME



Boundaries are approximate

PRIME WATERFRONT LOCATION WITH ACCESS TO PENOBSCOT BAY

- Rare waterfront development with substantial expansion potential.
- Residential development allowed on the upper lot, with amazing panoramic oceanfront views.
- Property has dingy floats, with transferable submerge lease, which can be expanded, as property is not limited by any federal channels. Boat launch ramp is on site and moorings are in place.
- Located just off Route 1 in Rockland, within walking distance to downtown attractions.
- Currently operating as a full service boatyard, serving high end clientele with boat storage and boat services. Business is also for sale in conjunction with real estate.

SALE PRICE: \$2,995,000

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PROPERTY SUMMARY

75 Front Street | Rockland, ME



OWNER: Ocean Ventures LLC

DEED: Book 2566, Page 0344

ASSESSOR: Map 15, Block A, Lot 9

LOT SIZE: 2.7± AC

BUILDING SIZE: Building 1: 5,400± SF
Building 2: 3,580± SF
Total: 8,980± SF

YEAR BUILT: Building 1: 1960
Building 2: 1983
Year Renovated: 1994

CONSTRUCTION: Steel & wood frame

SIDING: Pre-finished metal

UTILITIES: Municipal water & sewer

PARKING: Ample on-site parking & boat storage

FRONTAGE: 284'± along Front Street
490'± of shoreline abutting
Rockland Harbor

ZONING: GD - General Development Zone
Part of the Shoreland Overlay
WF-4 - Waterfront Subzone

SALE PRICE: \$2,995,000

Business also available for sale. See Broker for details.



ZONING INFORMATION

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75 Front Street is located within Rockland's General Development Zone (GD). This property also lies within the Waterfront Sub Zone 4 which is within the Shoreland Overlay. The uses for this zone are as follows:

Permitted Residential Uses:

- Mixed-Use Residential

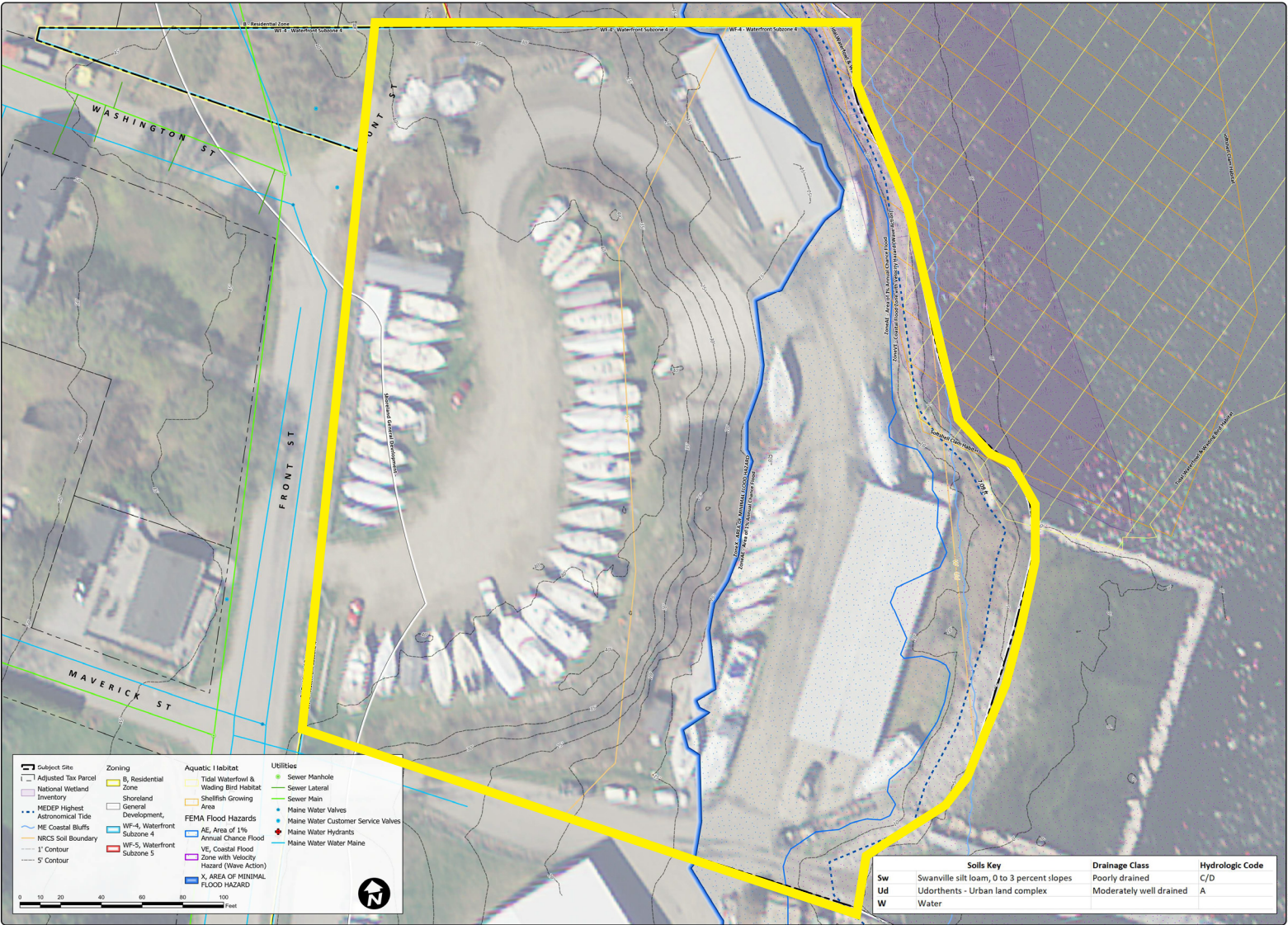
Permitted Commercial Uses:

- Retail Trade & Service Activities
- Public Recreational Uses or Private Water Dependent Uses
- Professional & General Offices
- Parks
- Public Essential Utilities
- Excursion Boats & Incidental Services (I.E. Ticket Booths, Etc.)
- Marinas
- Public or Private Wharves & Boat Launching Facilities
- Light Commercial Fishing Operations
- Restaurants
- Shipyards
- Ship's Chandlery
- Hotel/Motels
- Tradesman's or Craftsman's Offices, Shops & Showrooms.



SITE PLAN

75 Front Street | Rockland, ME



FOR SALE | REDEVELOPMENT OPPORTUNITY

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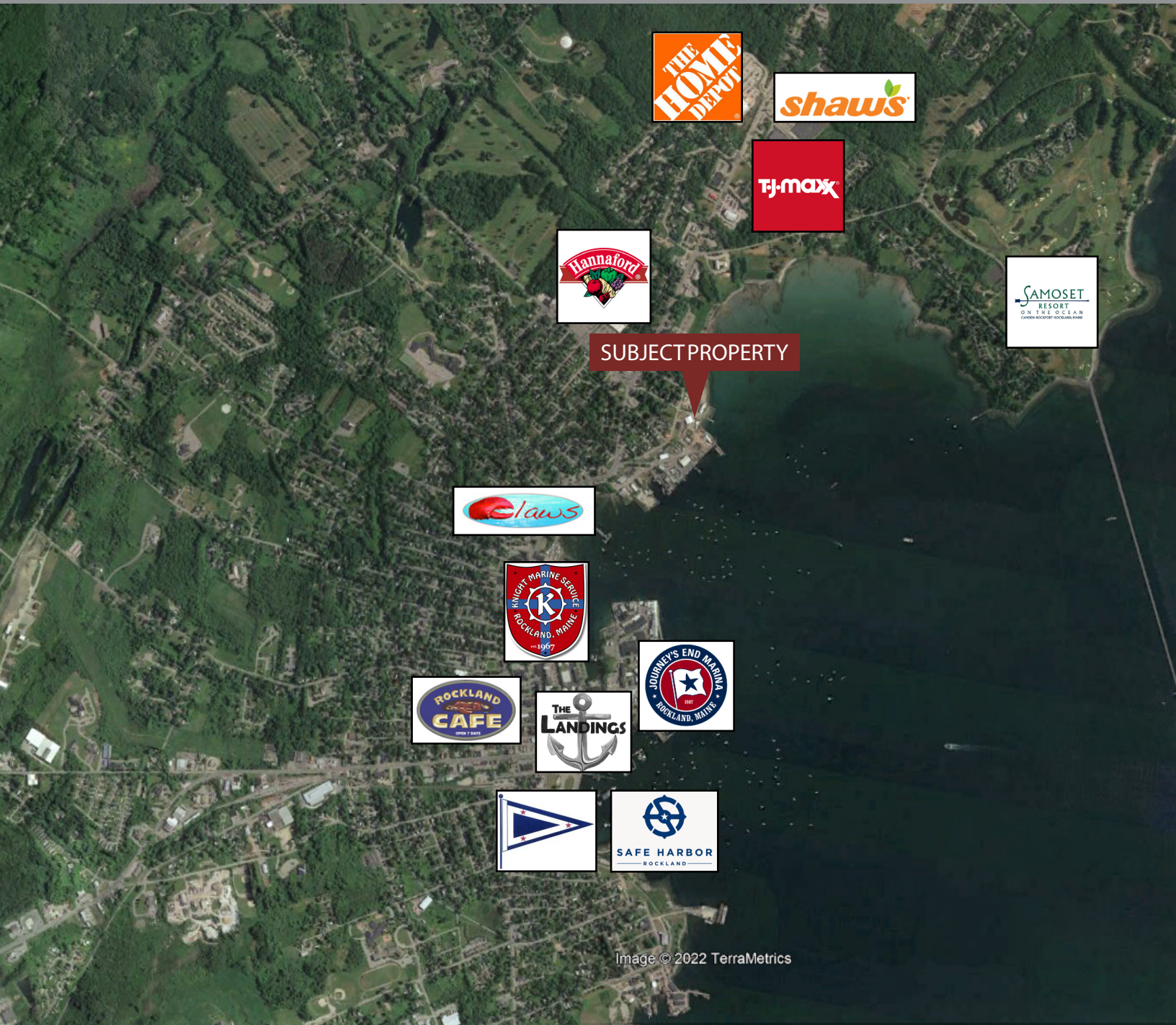


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