

FOR SALE | REDEVELOPMENT OPPORTUNITY

75 Front Street | Rockland, ME



PRIME MARINE LOCATION

- Rare marine 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.
- Boatyard business is available for purchase. It offers a full complement of boat services.
- The location on the Northern end of the harbor offers a perfect launch site to the cruising waters of the Penobscot Bay.

SALE PRICE: \$3,890,000

Real Estate Price: \$2,995,000 can be purchased independently

Business Price: \$895,000 in conjunction with the real estate

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MALONE COMMERCIAL BROKERS

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BUSINESS SUMMARY

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BUSINESS SUMMARY

This waterfront location allows for a complete line of services that include haul, launch, mast stepping, repairs and complete systems service.

- Boat storage inside and outside approximately 75 boats
- Electrical systems, upgraded and repaired
- Engines, plumbing and refrigeration
- Painting, varnishing, carpentry and fiberglass
- Refits and restorations
- Moorings located in the protected North End of Rockland Harbor offers a perfect starting point to explore the waters of Penobscot Bay and beyond

Located just off Route 1 in Rockland, it is within walking distance to downtown, which is fast becoming a destination spot with its fabulous restaurants, gift shops and multiple art galleries. Owls Head Airport is 5 miles away.

Asset List:

- Mack Truck & Brownell Hydraulic Trailer
- 17' Mako with 70 HP Suzuki and trailer
- Boat Stands (398 including tops, chains, blocks, pads)
- 24 Moorings
- Additional Mooring Equipment
- Miscellaneous Shop hand tools
- Miscellaneous Power tools
- Equipment

Business sale also includes the goodwill and customer list.

Financials to be provided upon request.

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

YEAR BUILT: 1960 & 1983

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

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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

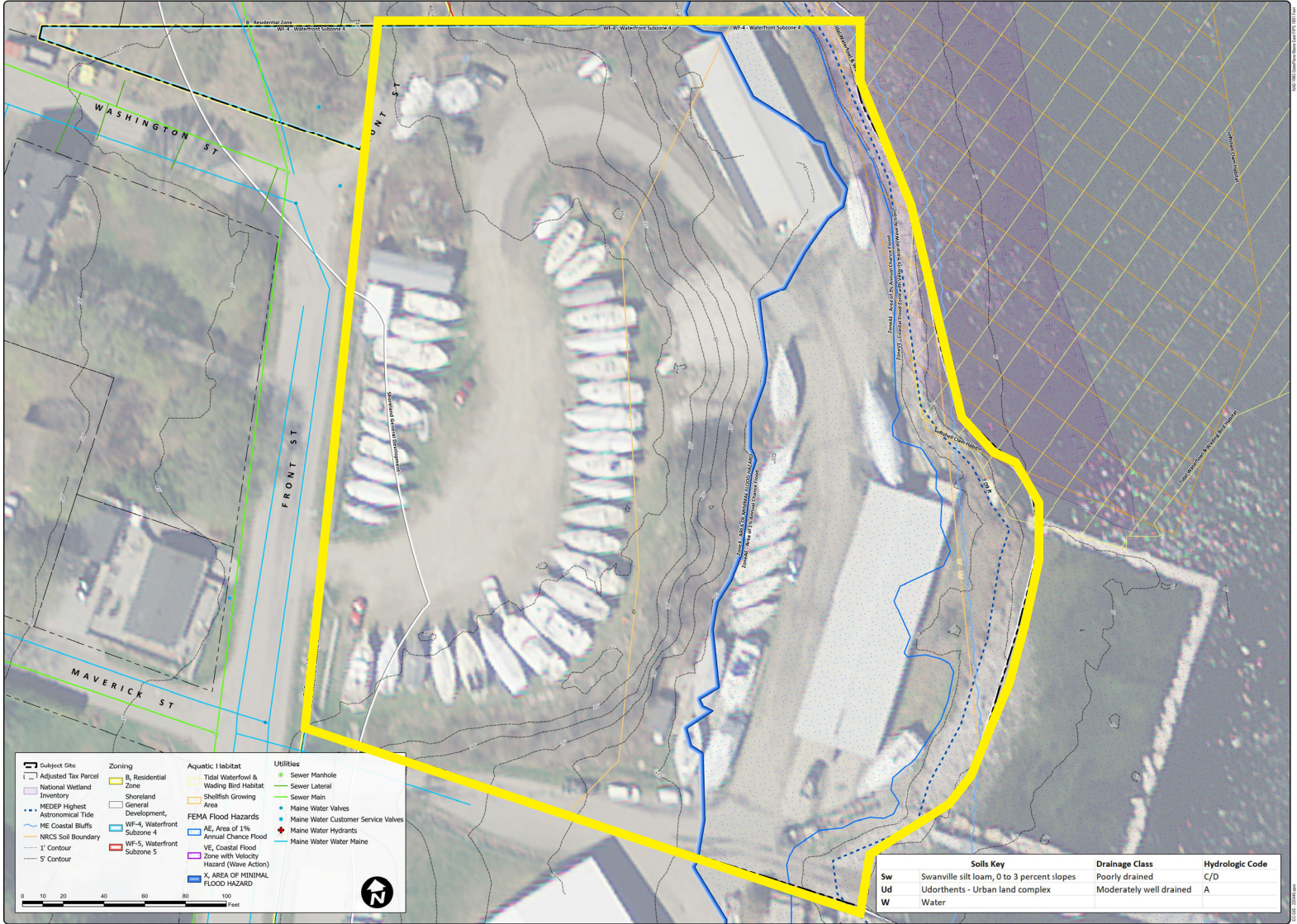
Permitted Commercial Uses:

- 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



Legend

- Subject Site**
 - Adjusted Tax Parcel
 - National Wetland Inventory
 - MEDEP Highest Astronomical Tide
 - ME Coastal Bluffs
 - NRCS Soil Boundary
 - 1' Contour
 - 5' Contour
- Zoning**
 - B, Residential Zone
 - Shoreland Development
 - WF-4, Waterfront Subzone 4
 - WF-5, Waterfront Subzone 5
- Aquatic Habitat**
 - Tidal Waterfowl & Wading Bird Habitat
 - Shellfish Growing Area
- FEMA Flood Hazards**
 - AE, Area of 1% Annual Chance Flood
 - VE, Coastal Flood Zone with Velocity Hazard (Wave Action)
 - X, AREA OF MINIMAL FLOOD HAZARD
- Utilities**
 - Sewer Manhole
 - Sewer Lateral
 - Sewer Main
 - Maine Water Valves
 - Maine Water Customer Service Valves
 - Maine Water Hydrants
 - Maine Water Water Mains

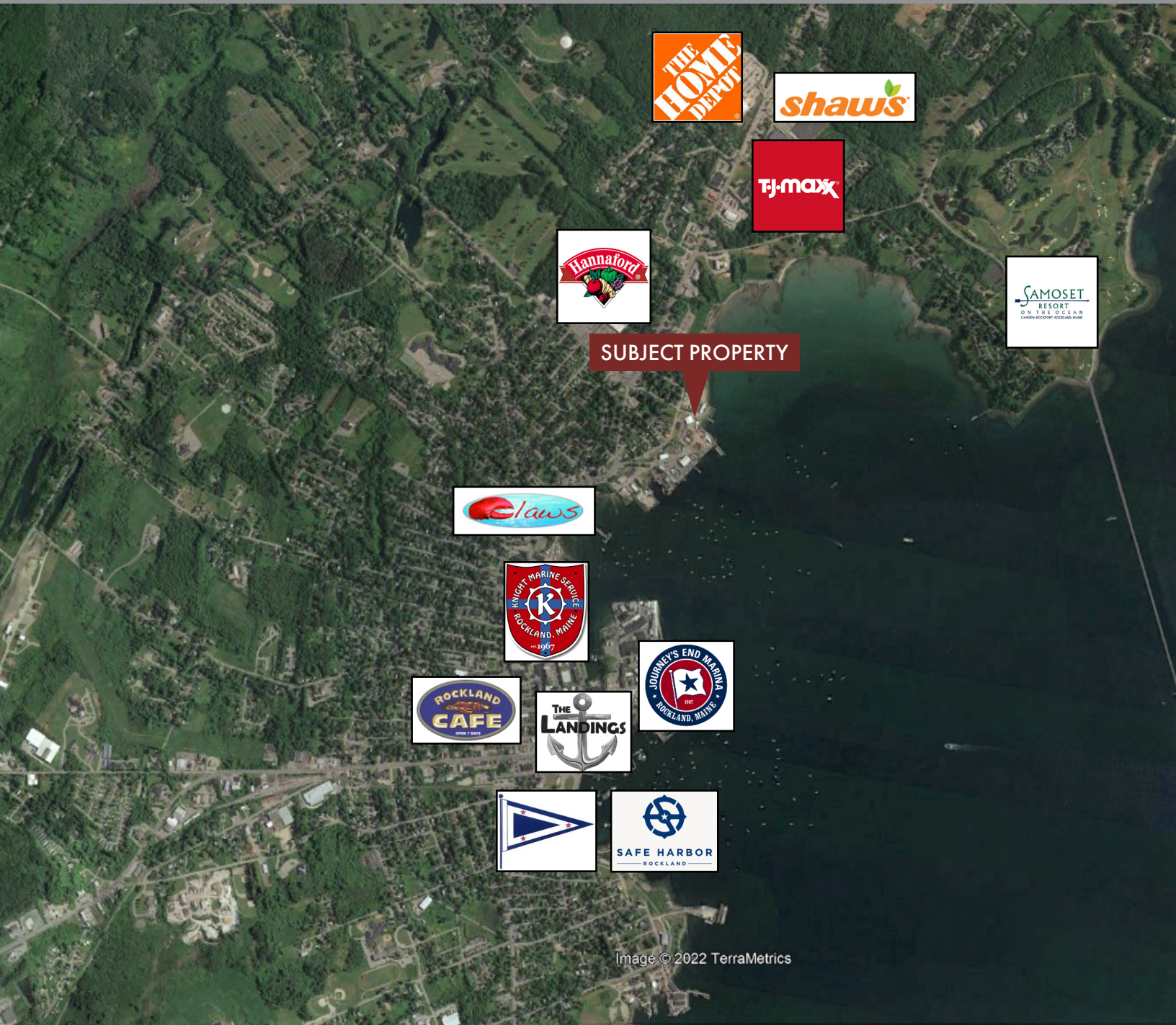
Scale: 0 10 20 40 60 80 100 Feet

North Arrow

	Soils Key	Drainage Class	Hydrologic Code
Sw	Swanville silt loam, 0 to 3 percent slopes	Poorly drained	C/D
Ud	Udorthents - Urban land complex	Moderately well drained	A
W	Water		

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