



THE BOULOS  
COMPANY



Approximate lot lines  
(see survey)

## RARE OPPORTUNITY TO OWN ON TENANTS HARBOR WATERFRONT WORKING WHARF & RESIDENCE 6 BOATYARD ROAD, ST. GEORGE, ME 04860

### PROPERTY HIGHLIGHTS

- 100% net-leased opportunity on highly desirable Tenants Harbor waterfront
- Tenant responsible for property expenses, including repairs and maintenance to the property
- Lease and Lease Guaranty with established seafood wholesaler
- Active working wharf with cooler, bait shed, and above-ground fuel system
- Property includes a 3 bedroom/ 1.5 bathroom single family home with a walkout basement, currently functioning as an office, as well as an oversized two-car garage
- Lease Expiration: 11/25/2032
- Financials available upon signed Confidentiality Agreement



SALE PRICE:

~~\$1,695,000~~

**\$1,495,000**



## CONTACT US



**DREW SIGFRIDSON, SIOR**  
Senior Partner  
+1 207.553.1705 D  
+1 207.831.5838 C  
[dsigfridson@boulos.com](mailto:dsigfridson@boulos.com)



**SASHA PHILLIPS**  
Associate Broker  
+1 207.553.1733 D  
+1 860.387.3408 C  
[sphillips@boulos.com](mailto:sphillips@boulos.com)



**REESE McFARLANE**  
Associate Broker  
+1 207.553.1734 D  
+1 207.712.6987 C  
[rmcfarlane@boulos.com](mailto:rmcfarlane@boulos.com)

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