

*Proudly Introduces*



AND



A ROCKPORT, MAINE PORTFOLIO OFFERED AT \$10,500,000



Check out the video of SHI and IVI on [YouTube](#)



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**portside**  
REAL ESTATE GROUP



*dana moos*  
HOSPITALITY  
INVESTMENT  
BROKERAGE

*Welcome to*

## **Strawberry Hill Seaside Inn and Island View Inn**



This immaculate two-portfolio sister property sits on an 11 acre oceanfront hillside estate in Rockport, Maine, offering 42 rooms, two heated pools, one with vanishing edge, thoughtful landscaping, expansion opportunity, and a beautiful view of Ram Island and Penobscot Bay.



## Property Data



- 886 Commercial Street, Rockport, ME 04856
- Tax Map 006 Lot 173
- 3.48 acres
- 1 two story building, 8,063sf
- Book 2357, Page 0001 Knox County Registry of Deeds
- 2025-26 Real Estate Taxes \$21,930
- 21 guest rooms
- heated pool
- public water and sewer



## Property Data



- 904 & 898 Commercial Street, Rockport, ME 04856
- Tax Map 006 Lot 177, Map 006 Lot 175 & Lot 175-001
- 7.57 acres
- Building 1 - 10,000 sf; Building 2 - 3,497sf; Building 3 - 1120sf
- Book 2722, Page 206; Book 3148 Page 44; and Book 3502 Page 188, Knox County Registry of Deeds
- 2025-26 Real Estate Taxes for all three \$41,515
- 21 guest rooms in three buildings: Building One has 15 units; Building Two has 3 units and owner or manager's unit; Building Three has 3 units
- heated infinity pool
- public water and sewer



Bldg. 2

Front Bldg. 1



Back Bldg. 1





- Approximately 560 feet of water frontage
- TOTAL acreage: 11.1
- Ample land available for additional development
- Heating System: heat pumps, hot water baseboard
- Heat Fuel: oil and propane
- A/C: heat pumps, wall units, central air
- Fire Sprinkler System in both properties
- Paved Parking for: 60
- Exterior: large buildings are vinyl, small buildings are wood clapboard
- Roofing: asphalt shingle
- Basement: full, concrete
- Current business is rooms only, no F&B

# Strawberry Hill Seaside Inn

886 Commercial Street, Rockport, ME

04856

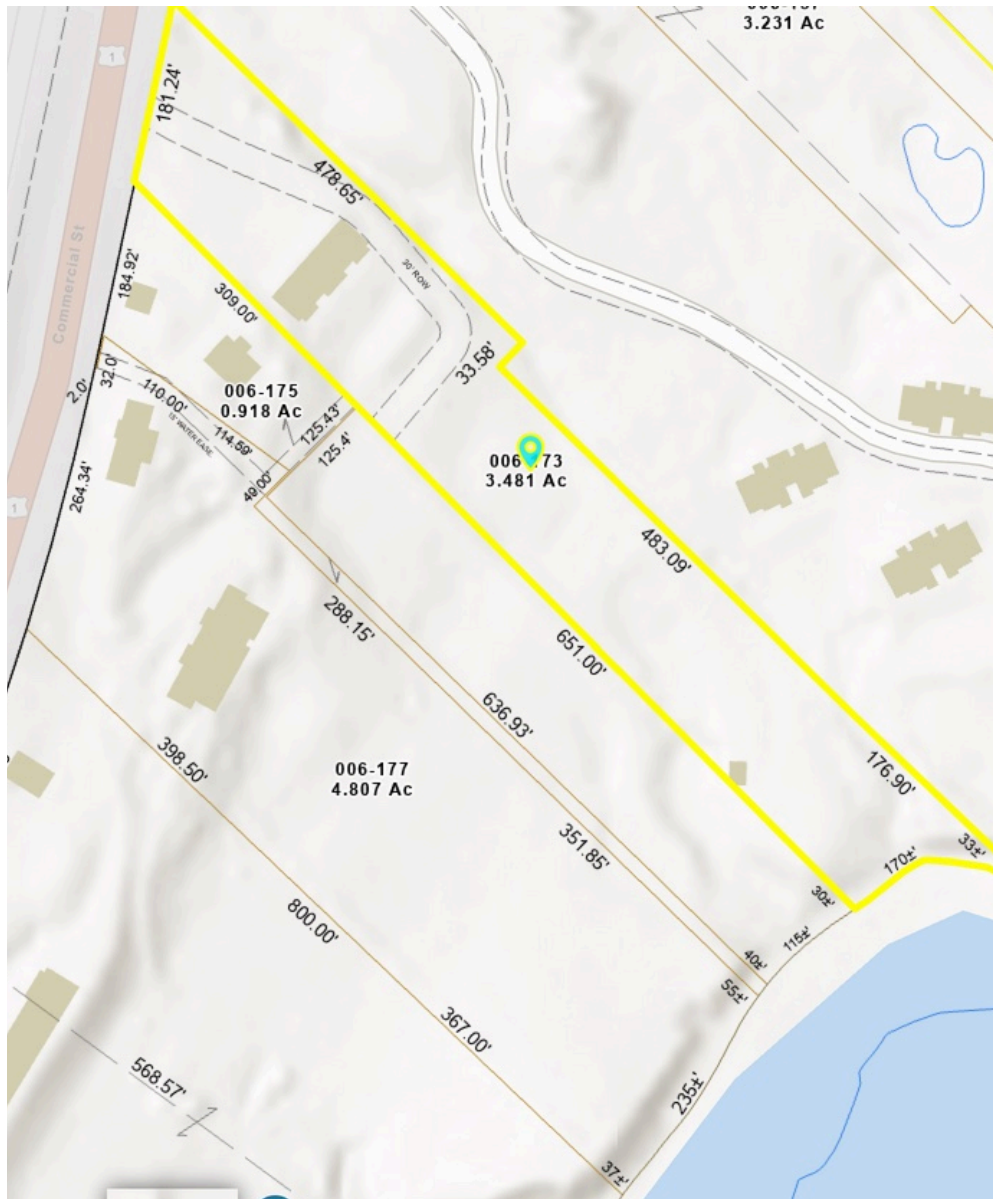
Tax Map 6 Lot 173

Deed Book 2357 Page 1

Built: 1992

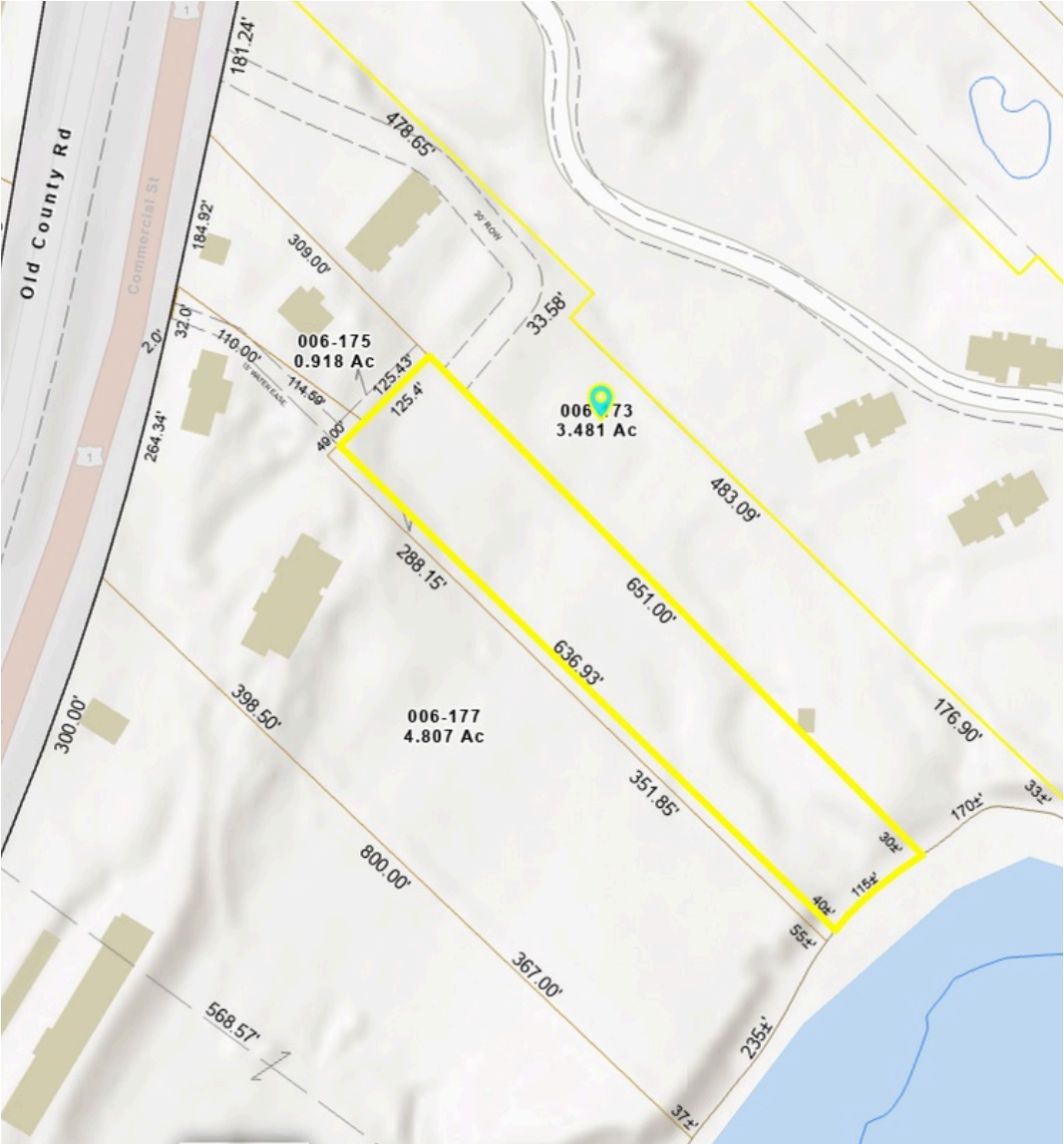
Purchased: 1999

Last Renovated: every year continuous updates are made



# Vacant Lot

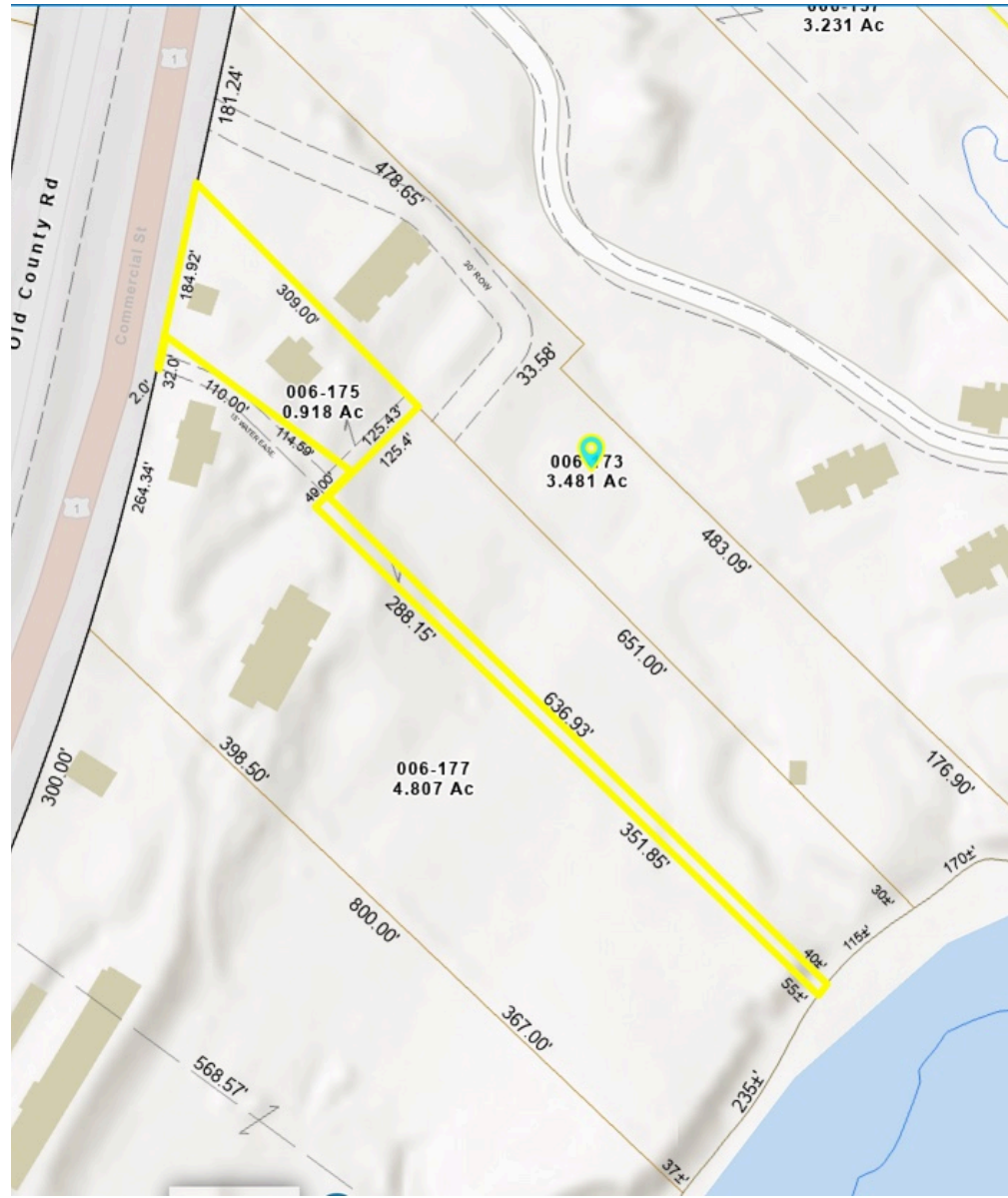
Tax Map 6 Lot 175-001  
Deed Book 3502 Page 188





**Island View Inn (two story small house)**

898 Commercial Street, Rockport, ME  
Tax Map 6 Lot 175  
Deed Book 3148 Page 44  
Built: 1980s (?) public record shows  
1970s  
Purchased: 2000  
Last Renovated: every year continuous  
updates are made



# Why Guests Choose Rockport, Maine and Why It Matters for Investors

## Peak High Season Demand

- The Midcoast is one of Maine's most in-demand destinations, right behind Portland and Bar Harbor.
- Camden/Rockport/Rockland deliver consistently high summer and fall occupancy driven by:
  - Leaf peeping
  - Sailing and boating tourism
  - Rockland's museums (Farnsworth, Wyeth Center)
  - Festivals (Lobster Festival, Blues Festival, Boat Show)
- Many properties run at or near capacity July–October.

## Growing Off Season Demand

- Historically a very seasonal market, but winter and shoulder-season tourism has grown due to:
- Remote workers looking for long weekends
- Food and arts-driven travel
- Couples' off-season getaways
- This helps reduce the old problem of 4-month revenue dependency.

## Diversified Economic Drivers

### Beyond tourism:

- Farnsworth Museum
- Island ferries
- Maine Media Workshops
- Local food/restaurants
- Camden Conference & small business retreats

These produce predictable “base-level” off-season demand.

# Why Guests Choose Rockport, Maine and Why It Matters for Investors

## Limited Supply

Investors like markets where competition can't pop up overnight. Midcoast Maine has limited land on the water. This keeps supply tight and protects the value of existing assets.

## Strong ADR Potential

Water views, boutique properties, and interesting architecture, beautiful landscaping and outdoor use of space allow hotels/inns to achieve:

- Premium pricing
- Event and wedding revenue
- Upsell opportunities (suites, view rooms, packages)

Rockport is less crowded than Camden but still highly desirable — often a sweet spot for value add investors.

## Resilience in Downturns

The Midcoast has shown:

- Faster-than-average post-COVID recovery
- Strong domestic leisure demand (not dependent on international travel)
- A trend toward longer stays and repeat visits

This makes the area relatively recession-resistant compared to purely urban markets.

## Long-Term Appreciation

Coastal Maine real estate—especially with water views—historically:

- Outperforms the general market
- Holds value in downturns
- Offers a scarce and highly liquid asset when it's time to sell

For many investors, this is the greatest reason.





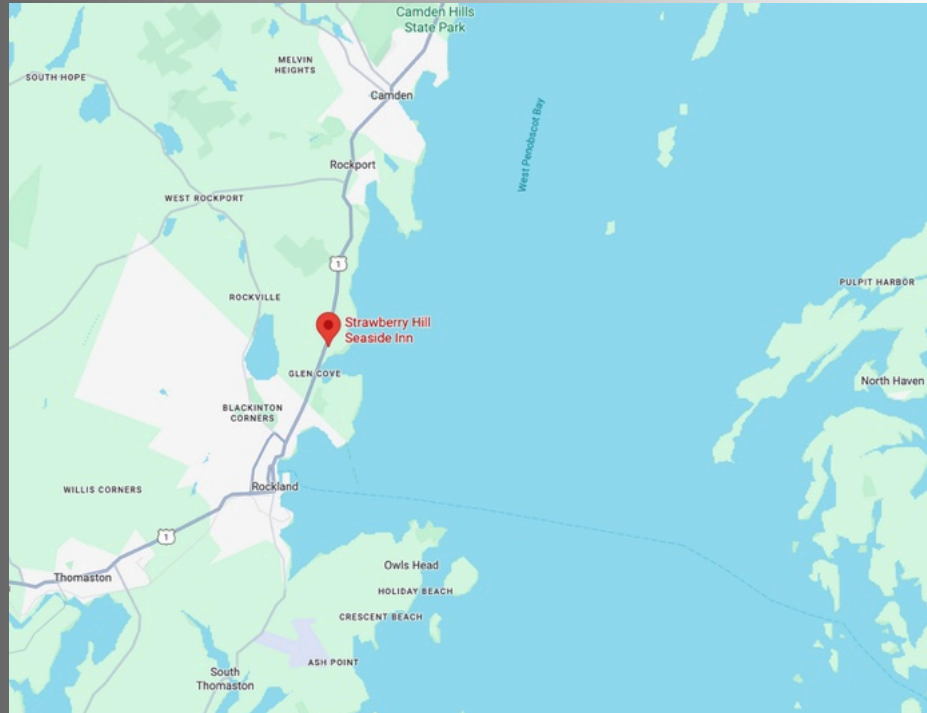


## Prime Midcoast Location

Rockport is located on the western shore of Penobscot Bay, a large and picturesque bay in the Gulf of Maine. This gives it a significant maritime character, with a working harbor just 3 miles south in Rockland, and access to numerous islands.

It's a key city within the Midcoast region, an area known for its scenic coastline, historic towns, and artistic communities. It also serves as a departure point for the Maine State Ferry Service, providing access to islands like Vinalhaven, North Haven, and Matinicus.

In essence, Rockport's location on Penobscot Bay makes it a gateway to the islands and a focal point for coastal activities, while its position within Midcoast Maine provides access to a rich blend of cultural and natural attractions.



### **Strawberry Hill Seaside Inn and Island View Inn are located:**

3 miles from Rockland

5 miles from Camden

28 miles from Damariscotta

43 miles from Boothbay Harbor

80 from Portland

80 miles from Bar Harbor

110 miles from Moosehead Lake

Just minutes to the Owl's Head and Rockland Breakwater Lighthouses

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# What Guests are Saying

## Strawberry Hill Seaside Inn and Island View Inn...

### Outstanding Views & Grounds

Many reviews highlight the "stunning setting."

Guests love the manicured lawns, garden paths, and ocean panoramas.

Cleanliness is frequently praised. Rooms are described as fresh, well-decorated, and "very clean."

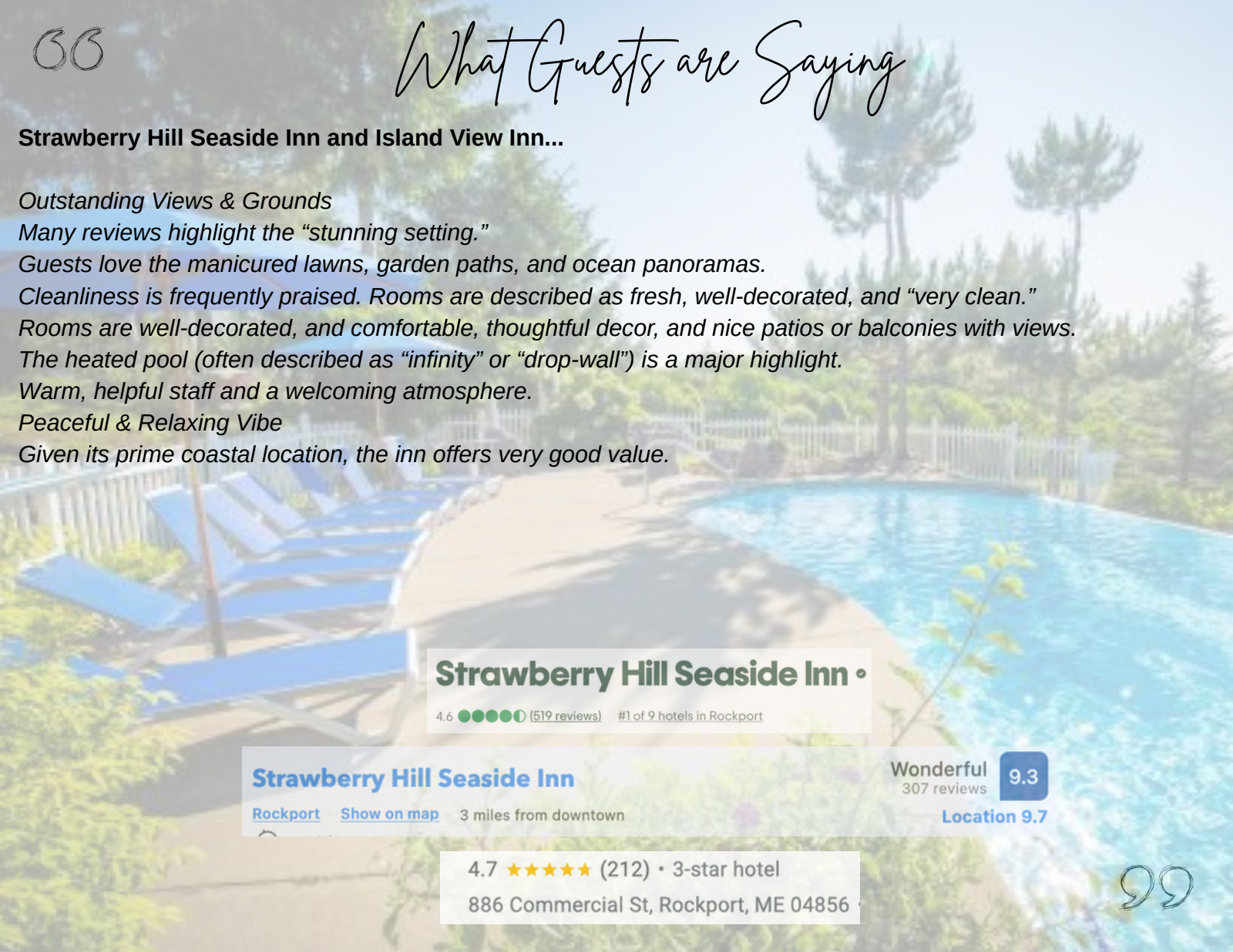
Rooms are well-decorated, and comfortable, thoughtful decor, and nice patios or balconies with views.

The heated pool (often described as "infinity" or "drop-wall") is a major highlight.

Warm, helpful staff and a welcoming atmosphere.

### Peaceful & Relaxing Vibe

Given its prime coastal location, the inn offers very good value.



## Strawberry Hill Seaside Inn

4.6 (519 reviews) #1 of 9 hotels in Rockport

## Strawberry Hill Seaside Inn

Rockport Show on map 3 miles from downtown

Wonderful  
307 reviews

9.3

Location 9.7

4.7 (212) • 3-star hotel

886 Commercial St, Rockport, ME 04856

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## Investment Summary

Strawberry Hill Seaside Inn and Island View Inn represent a rare opportunity to acquire a proven, income-producing hospitality portfolio in one of midcoast Maine's most sought-after coastal destinations.

Both properties enjoy consistently strong seasonal occupancy fueled by steady tourism demand, alongside growing off-season business. Strawberry Hill has been operated year round, but new owners could also keep Island View open year round as well.

With expansive and scarce waterfront acreage, impeccably maintained buildings and grounds, clear potential for further development, and a prime location near premier coastal attractions, this portfolio offers immediate revenue strength and exceptional long-term appreciation potential in a market with very limited waterfront competition.



# STRAWBERRY HILL SEASIDE INN AND ISLAND VIEW INN

are competitively offered at \$10,500,000 - \$250,000 per key  
and brought to you by



For more information or to schedule a showing contact Dana Moos 207-266-5604 [dana@danamoos.com](mailto:dana@danamoos.com)  
[portsiderealestategroup.com](http://portsiderealestategroup.com) 59 Baxter Blvd., Portland, ME 04101

**View a video of the properties on [Youtube](#)**

Additional information available: Deed; Real Estate Tax Bills; Additional Photos; Seller's Property Disclosures  
Financial Statements provided only to qualified buyer with signed non-disclosure agreement