

SALE

65 Tillson Ave

65 TILLSON AVE

Rockland, ME 04841

PRESENTED BY:

**DOUGLAS ERICKSON,
CCIM**

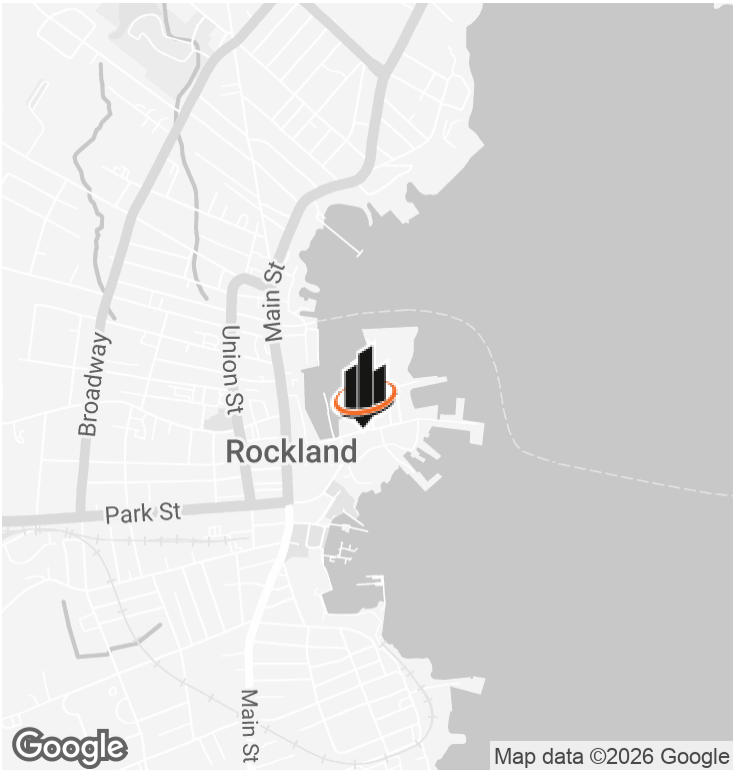
O: 207.446.3333

doug.erickson@svn.com

ME #BR113164



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
NUMBER OF UNITS:	1
LOT SIZE:	98,245 SF

PROPERTY DESCRIPTION

One of the best properties in Rockland. This property has expansive water views of Rockland Harbor. Prime downtown location very close to Main Street, shopping, banks, restaurants and clothing stores. The property has frontage on four streets, Park Drive, Tillson Avenue, Commercial and Weeks Streets. This property offers any developer the opportunity of building a multi-story mixed use residential/commercial building offering 180-degree water views. This, literally, is one of the last prime properties and opportunities in the City of Rockland. All leases can be terminated with notice.

PROPERTY HIGHLIGHTS

- Excellent Mixed-Use Development Opportunity
- Zoned DT-Commercial
- Prime Downtown Location
- Expansive Rockland Harbor Views
- High Visibility

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ADDITIONAL PHOTOS



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LOCATION DESCRIPTION

The area surrounding the property at 65 Tillson Ave offers a delightful blend of historic charm and natural beauty. A short distance from Rockland Harbor, investors/developers will find ample opportunities for a mixed residential/commercial development. Nearby, the vibrant downtown area boasts a thriving arts scene, highlighted by the Farnsworth Art Museum and the annual Maine Lobster Festival. The location also provides convenient access to local eateries, boutique shops, and picturesque coastal views. With its rich cultural heritage and stunning coastal landscapes, this area of Midcoast Maine holds significant appeal for land and other investors/developers seeking prime real estate development opportunities.

SITE DESCRIPTION

Property is ideal for a mixed-use five story development. Property is surrounded by four streets.

POWER DESCRIPTION

Central Maine Power

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
APN	13100_2B1
BUILDING SIZE	0 SF
LOT SIZE	98,245 SF
NUMBER OF LOTS	1
NUMBER OF BUILDINGS	2

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PROPERTY DETAILS

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LOCATION INFORMATION

STREET ADDRESS	65 Tillson Ave
CITY, STATE, ZIP	Rockland, ME 04841
COUNTY	Knox
MARKET	Midcoast Maine
CROSS-STREETS	Tillson Avenue and Commercial Street
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route One
NEAREST AIRPORT	Knox County Regional Airport

BUILDING INFORMATION

BUILDING SIZE	0 SF
NUMBER OF LOTS	1
BEST USE	Mixed Use Residential/Commercial/Hotel Development
NUMBER OF BUILDINGS	2

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
ZONING	DT-Commercial
LOT SIZE	98,245 SF
APN #	13100_2B1
LOT FRONTAGE	1,130 ft
LOT DEPTH	0 ft
AMENITIES	Location Harbor Views Downtown Location
POWER	Yes
ENVIRONMENTAL ISSUES	None known
TOPOGRAPHY	Flat and to grade

PARKING & TRANSPORTATION

STREET PARKING	No
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UTILITIES & AMENITIES

RESTROOMS	0.0
GAS / PROPANE	No
TELEPHONE	Yes
CABLE	Yes
SEWER	Yes

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COMPLETE HIGHLIGHTS



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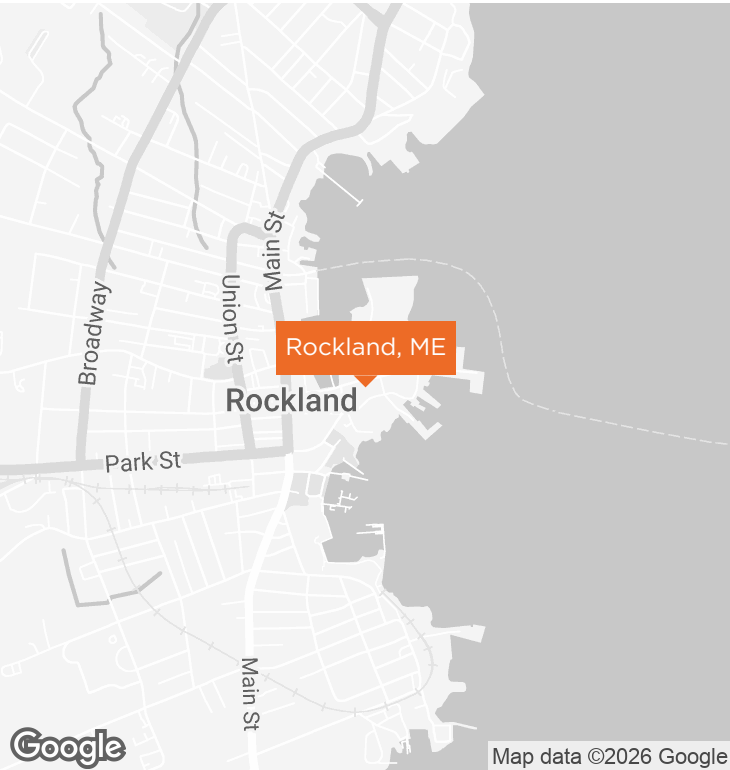
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CITY INFORMATION



LOCATION DESCRIPTION

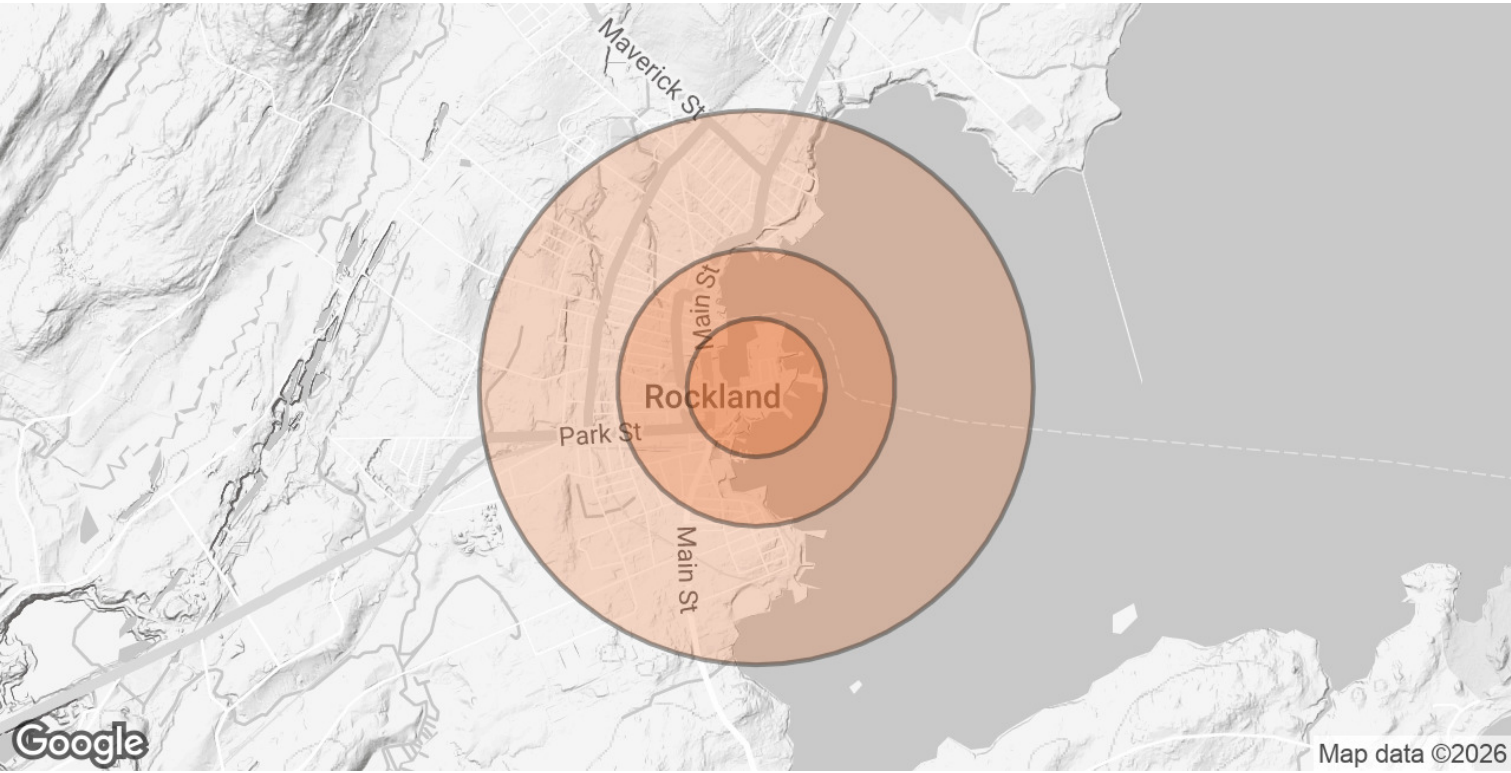
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	186	855	3,157
AVERAGE AGE	56.2	49.5	49.5
AVERAGE AGE (MALE)	28.0	34.5	39.8
AVERAGE AGE (FEMALE)	64.1	55.1	51.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	106	480	1,624
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$71,104	\$69,418	\$67,656
AVERAGE HOUSE VALUE	\$287,973	\$263,434	\$236,643

2023 American Community Survey (ACS)

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FULL BLEED PHOTO



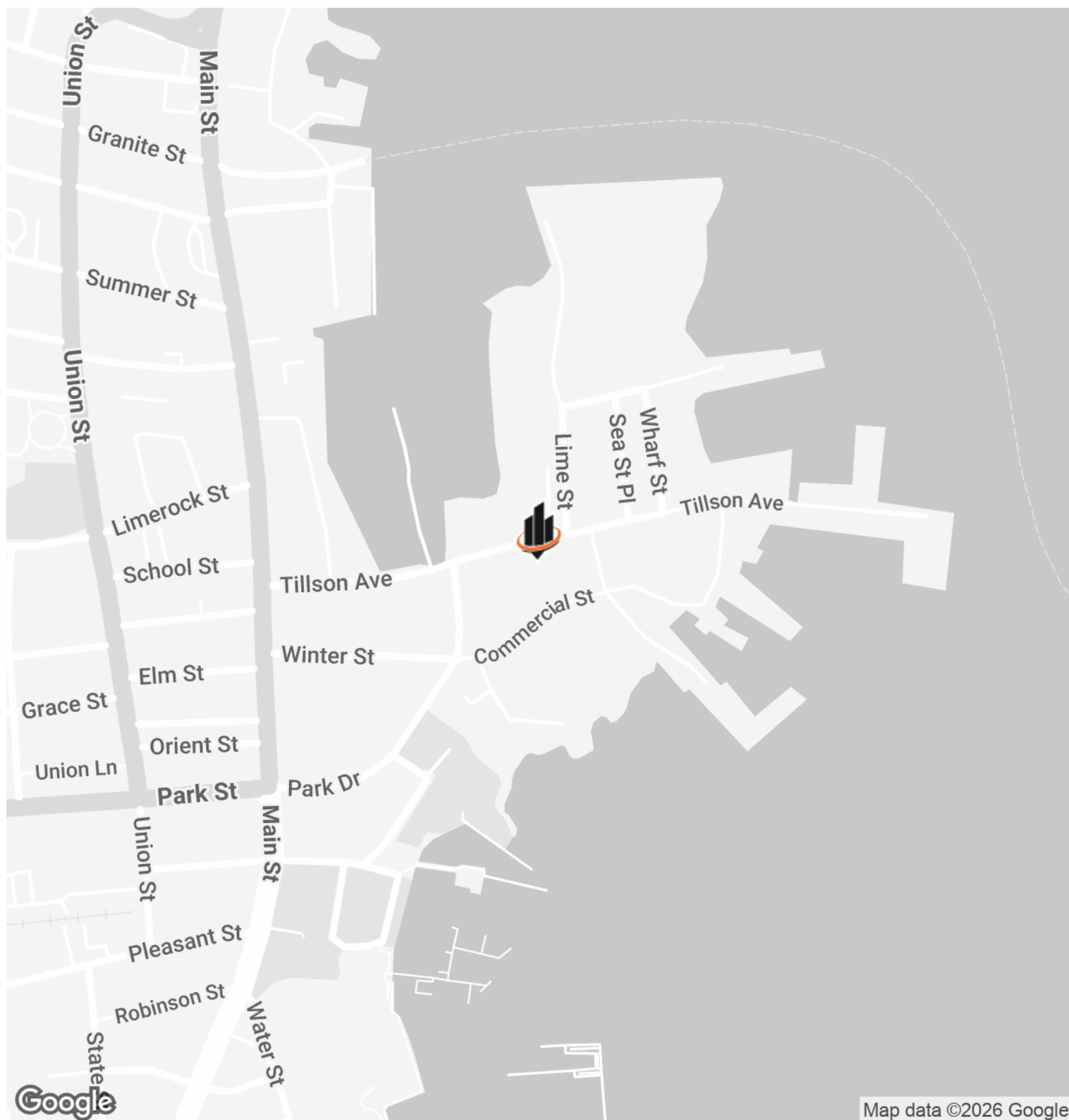
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