

**FOR SALE**



**376 MAIN STREET  
ROCKLAND, MAINE**



## **FEATURES**

- Centrally located downtown retail property is available.
- High traffic visibility and high pedestrian foot traffic.
- Single story building consisting of approximately 4,592/sf space including semi finished basement
- Very successful history of businesses in this property.
- Within a very short distance of three banks, restaurants, professional offices, Knox County District Court, Rockland Harbor and prominent retail shops.
- Basement offers ideal spot for storage of inventory or office records.
- Open floor plan is idea for retail/restaurant uses.







## Property Summary

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<b>Address:</b>	376 Main Street, Rockland, ME	<b>Deed:</b>	KCRD Book 5417, Page 076
<b>Owner:</b>	Natasha Holmes	<b>Map/Lot:</b>	Map 01, Blk E, Lot 008
<b>Zone:</b>	Downtown Commercial	<b>RE Taxes:</b>	\$8.639.84 - 2026
<b>Lot:</b>	.06 acres with 31.5 front feet on Main Street		
<b>Building</b>	Brick frame building with stone foundation	<b>Water/Sewer:</b>	Public
<b>Current Use:</b>	Property was being used as a retail property.	<b>Parking:</b>	One spaces - paved
<b>Size:</b>	4,592 (+/-) square feet including the basement.	<b>Electrical:</b>	100 amp with circuit breakers.
<b>Basement:</b>	Full basement	<b>Foundation:</b>	Stone
<b>Floor Finishes:</b>	Carpet, wood and some vinyl .		
<b>Heat:</b>	Central A/C plus FHA with oil furnace		
<b>Roof:</b>	Rubber Membrane	<b>Exterior:</b>	Brick
<b>Flooring</b>	Carpet and wood on the first floor and concrete in the basement..		

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**Remarks:** Prime retail space in the heart of downtown Rockland! This centrally located property offers high visibility and foot traffic, ensuring easy access for customers. With a strong history of successful ownership, it is perfectly positioned near renowned cultural attractions—including the Farnsworth Art Museum, the Wyeth Family Art Collection, and the Center for Maine Contemporary Art—right across Main Street. Just steps from Rockland Harbor, a variety of restaurants, and diverse shopping options, this space features an open layout, high ceilings, and charming brick interior walls, creating a unique and inviting atmosphere. A basement storage area provides convenient space for inventory and stock. Downtown Rockland is home to three major festivals—the Rockland Lobster Festival, the North Atlantic Blues Festival, and the Rockland Art Walks—along with vibrant Summer and Winter Solstice events, all drawing large crowds that benefit local businesses.

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<b>Price:</b>	\$599,000.00	<b>Terms:</b>	Cash at closing
<b>Contact:</b>	Douglas M. Erickson, CCIM SVN The Masiello Group 318 Main Street Rockland, ME 04841 E-mail: erickson@soundvest.com Office: (207) 495-7518 Cell: (207) 446-3333	<b>Availability:</b>	Immediately

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