

# ICONIC BOOTHBAY HARBOR PROPERTY

34 Townsend Avenue • Boothbay Harbor • 04538



\$795,000

One of Boothbay Harbor's most iconic commercial spaces is available for the first time since the 1950s. At 34 Townsend Avenue, the property formerly housed the stalwart "Village Store" retail business, which attracted walk-in and local patronage in the heart of downtown Boothbay Harbor. With classic style, an attractive 0.35-acre lot, and abundant pedestrian traffic, this property makes a great foundation for one of the many allowed uses in the Downtown Business district.



***Tindal & Callahan*** Real Estate

32 Oak Street, Boothbay Harbor, ME 04538 • 207-633-6711  
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**Price:** \$795,000  
**GLAAG:** 3,245 sq. ft. +/- (Public Record)  
**Tax Map:** 19  
**Waterfront/Water View/Access:**

**Taxes:** \$9,016.69 (25-26)  
**Lot Size:** 0.35 Acres +/-  
**Lot #:** 148  
 Nearby Public Access

**Style:** New Englander  
**Flood Zone:** No  
**Zoning:** Downtown Business

**Age:** Unknown  
**Foundation:** Stone, Granite, and Posts  
**Basement:** Full, Unfinished  
**Sewer:** Municipal  
**Garage:** N/A  
**Attic:** N/A  
**Fireplace:** N/A  
**Woodstove:** N/A  
**Association Fees:** N/A

**Siding:** Wood Clapboard  
**Water Supply:** Municipal  
**Heating System:** Propane Hot Air  
**Hot Water:** Electric  
**Other Buildings:** Storage Building  
**Floors:** Wood and Vinyl  
**Deck:** N/A  
**Porch:** N/A  
**Furnishings:** N/A

**Entry:** 13'6" x 11'8" - with picture window, built-in shelves, and wood flooring

**Reception:** 15' x 13' - with picture window, built-in desk and shelves, pass-through to entry, and wood flooring

**Southwest Showroom:** 21'9" x 14' - with built-in shelves, door to courtyard, and wood flooring

**South Showroom:** 23'3" x 13'4" - with vaulted ceilings, picture window, built-in shelves, and wood flooring

**Front Room:** 18'8" x 14'9" - with picture window, built-in shelves, staircase to second floor, and wood flooring

**North Showrooms:** 24'6" x 11'2" + 24'6" x 7'11" - with picture window, built-in shelves, and wood flooring

**Northeast Showroom:** 24'10" x 11'2" - with two picture windows, built-in shelves, and wood flooring

**Northwest Showroom:** 21'7" x 17'8" - seasonal room with vaulted ceilings, picture window, door to courtyard, and wood flooring



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## Additional Details

- Downtown Business Zoning
- Abundant Ground-Floor Space
- Accessory/Storage Building
- Off-Street Parking



## SECOND FLOOR

- Northeast:** 14'7" x 14'5" - with built-in storage shelves, closet, and wood flooring
- Northwest:** 15'5" x 9'3" - with built-in storage shelves, closet, and vinyl tile flooring
- South:** 13'3" x 11'9" - with built-in shelves, closets, and wood flooring
- Half Bath:** 8'11" x 5'7" - with storage shelves and plywood flooring



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