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Blue Hill, Maine

Offered at \$1,975,000



Set on two acres in the heart of the village and just a short stroll from the shores of Blue Hill Bay, the Blue Hill Inn offers a timeless Maine experience rooted in history, charm, and a deep sense of place. Built in 1830 and welcoming guests since 1840, this gracious Federal-style inn is part of the Blue Hill Historic District, recognized on the National Register of Historic Places. Shaded by heritage elm trees and surrounded by perennial gardens and a small grove of fruit trees, the property invites guests to slow down and savor its tranquil outdoor spaces—whether relaxing in a hammock or enjoying quiet moments in one of several garden seating areas.

Inside, the inn retains its historic character with beautifully preserved original details, including classic clapboard siding, nine-over-six windows, wide pumpkin pine floors, and six working fireplaces. With 12 thoughtfully appointed guest rooms, along with a sunlit dining room and two welcoming parlors, the atmosphere is intimate, warm, and distinctly authentic.

The inn's philosophy is equally rooted in its surroundings. A passionate commitment to local sourcing connects the kitchen and guest experience to nearby farmers, fishermen, and artisans. Embracing eco-tourism and sustainable, triple bottom line practices, the Blue Hill Inn offers a stay that is not only memorable, but mindful—honoring both community and environment.

For nearly two centuries, the Blue Hill Inn has been a place of genuine hospitality, where history, comfort, and sustainability come together in one of coastal Maine's most picturesque villages.

The Blue Hill Inn's commitment to sustainability has earned it distinguished recognition, including Maine's Environmental Leader award and TripAdvisor's Green Leader designation. These honors reflect the inn's thoughtful approach to environmentally responsible hospitality.

From the use of eco-friendly cleaning products and energy-efficient lighting to sourcing organic ingredients, composting kitchen scraps, and diligently recycling, every detail is considered with care. These practices are seamlessly integrated into the guest experience, allowing visitors to enjoy the charm and comfort of a historic inn while supporting a property dedicated to preserving the natural beauty and resources of coastal Maine.





The history of the Blue Hill Inn is closely tied to both early 19th-century New England architecture and the evolution of Blue Hill as a coastal village and summer destination.

Early 19th Century Origins (1830–1840)

The inn building itself was constructed in 1830, during a period when Blue Hill was still a working maritime and mill town. Its design reflects the Federal architectural style, which was popular in New England following the American Revolution—characterized by symmetry, simple elegance, and refined details. By 1840, the property had been established as an inn, making it one of the earliest hospitality properties in the village. It has welcomed guests continuously for nearly two centuries, an unusually long and unbroken tradition in Maine lodging.

Part of a Historic Village Landscape

The inn sits within the Blue Hill Historic District, an area that reflects the town's early prosperity from shipbuilding, lumber, and maritime trade in the late 18th and 19th centuries. During the 1800s, Blue Hill developed into a community of sea captains, merchants, and craftsmen, and buildings like the inn were central to village life—providing lodging for travelers, traders, and visitors arriving by coastal routes.

Transition to Tourism (Late 1800s–Early 1900s)

By the late 19th century, Blue Hill began attracting “rusticators”—summer visitors from cities seeking fresh air and coastal beauty. Inns and boarding houses became an important part of the local economy as tourism gradually replaced shipbuilding and quarrying. While other inns came and went, the Blue Hill Inn endured, maintaining its role as a welcoming place for visitors drawn to the Blue Hill Peninsula.

Preservation and Continuity

Over time, the inn has been carefully preserved, retaining many of its original features—including clapboard siding, wide pine floors, traditional windows, and fireplaces—offering a tangible connection to its early 19th-century origins. Its inclusion on the National Register of Historic Places as part of the district underscores its architectural and cultural significance.

A Living Historic Inn Today

What makes the Blue Hill Inn especially notable is not just its age, but its continuity. For nearly 200 years, it has adapted to changing times—from a village inn serving a maritime economy to a modern, sustainability-focused bed and breakfast—while preserving its historic character. Today, it stands as a rare example of a Maine inn that bridges early American history, the rise of coastal tourism, and contemporary eco-conscious hospitality, all within the same walls.

PROPERTY DATA

- 40 Union Street, Blue Hill, ME 04614
- Map 12, Lot 12
- 2 acres (property card notes 40 and 44 Union)
- Book 7219 Page 763 Hancock County Registry of Deeds
- 2026 Real Estate Taxes \$14,928
- Built in 1830
- Inn square footage: 5,828; Cape House square footage: 1,824; Detached Garage: 560; storage shed (garage could be expanded and used as 2 story OQ or for staff housing)
- 12 guest rooms plus a 2 room suite owner or manager's quarters
- 10 parking spaces on site gravel lot, plus street parking. Includes 2 dedicated EV spots with a Level 2 Blink Charger
- Public Sewer, Private Well Water
- Heat: 2 propane boilers; the inn has hot water radiators except the kitchen and rooms 7 and 9 which have electric baseboard. The dining room has a mini-split heat pump and the kitchen has a propane monitor heater
- AC: central air, mini split heat pumps and window units
- Exterior is clapboard and brick, garage is vinyl
- Roof: new on the main building in 2025, Cape House is about 5 years old
- Full property automatic 26 kw Generac propane generator (2017)
- 4 working wood burning fireplaces plus 2 not being used
- Commercial kitchen with butcher block counters, new 6 burner gas range and oven, gas griddle, Hobart dishwasher (2011), ice machine (2018), gas salamander, 2 reach in coolers, chest freezer, electric griddle
- Dining room can seat about 36
- Beautiful, original hardwood floors
- The side yard is about 40x100 would make a great place to add a patio or porch and is also an ideal level yard for tented events.



Dining Room:

The dining room has up to 12 tables (10 are regularly in use). The inn has about 40 chairs. The 'typical seating chart' which has seat numbers is what they use all summer for breakfast. They have never had to "assign" times to the guests and very rarely has anyone had to wait. The dining room has a big mini-split and electric heat as backup.

The 'Bistro seating chart' was used for winter dining and they used to turn all of the tables at least twice when they offered Friday night dinners. There was also a 6-top in the living room and a few more diners would sit by the fire in the living room. It was very busy and there is still likely a big market for that in Blue Hill. In 2018 the restaurant served dinner on Friday nights only and not since by choice, but could be ramped up very easily.

Cape House Suite:

Electric Amana glass-top range

Bosch dishwasher - new 2021

Frigidaire full refrigerator

Microwave

Working wood burning fireplace

Deck with sliding glass door

Full kitchen cabinets

Rinnai gas heater in main area, heater/blower in kitchen, electric baseboard by front door and another in the bathroom.

Crawlspace under the whole Cape House with access door in center housekeeper/storage closet.

Cape House Studio:

Small electric range/oven

Small refrigerator

Microwave

New heat pump 2025



Commercial Kitchen

This kitchen is a dream space! Large enough for catering, for full restaurant service, or just breakfast. The equipment includes: 2025 Electrolux propane six burner single oven, 3-bay stainless steel sink, Hand washing sink, Manitowoc Ice machine, Hobart sanitizer, grease trap, Reach in fridge, Chest freezer, refrigerator/freezer, toaster, microwave, Kitchenaid professional stand mixer, free standing griddle, hanging pot racks, and plenty of storage.

Laundry

Two front load washers and two front load dryers. Miele rotary ironer. Pillow cases, tablecloths and napkins are ironed daily. The town of Blue Hill does have Blue Hill Laundry just around the corner which could do commercial laundry service and there is a bulkhead off the laundry room for the laundry pickup and drop off. There are probably enough linens if someone wanted to outsource it.

Bathrooms

There is an employee bathroom in the basement of the inn with an up-flush pump system installed. There are 11 full bathrooms and 2 half baths (one by the parlor and one in the basement) in the inn and 2 full bathrooms in the Cape House. Room 3 and Room 4 have a claw foot tub/shower combination. Room 2, 7 and 8 have stall showers and Room 1, 5, 6, 9, 10, 11, Suite and Studio have tub/shower combination.

Heating

There are two boilers for the radiators in the inn that were installed in 2008 and 2024. One had the whole mechanics inside completely replaced in 2017 under the warranty and the other I had replaced this year so they are both basically brand new. The hot water uses a heat exchanger off the boiler into a 100 gal. hot water storage tank.

AC

Rooms 1, 3, 6, 7, 8, 9 have central air (high velocity system and guests can control the vents). One suite has a mini-split; One suite has a wall AC unit; 5 rooms have window AC units; Dining room has a mini-split; Kitchen has a mini-split.

Well Info

There are 3 wells on the property. Only one is believed to be in use. It feeds into the crawl space of the Cape House and then over to the inn. Two large pressure tanks and another for the heating system. One of the wells is a dug well in the back corner of the inn by the kitchen which is rigged up and could be used as backup or for an irrigation system.

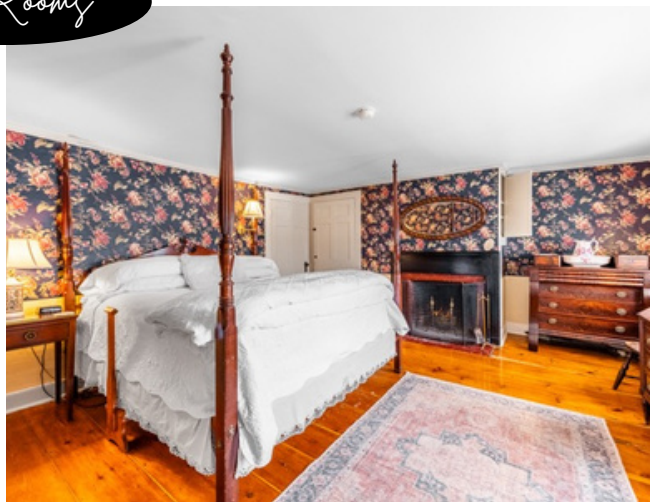


Inn Rooms



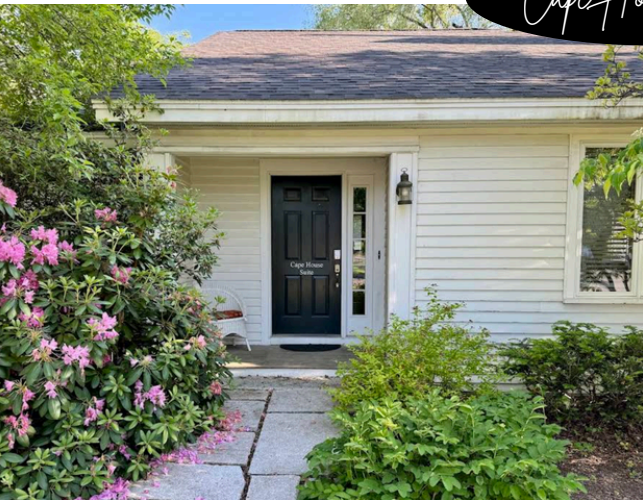


Inn Rooms





Cape House Suite





Cape House Suite





Cape House Studio







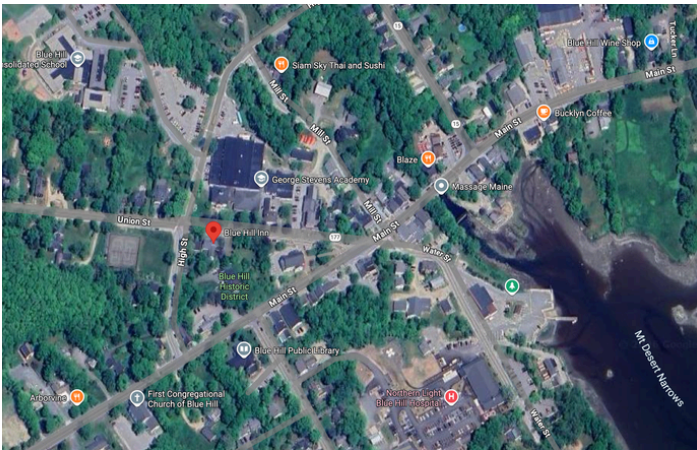
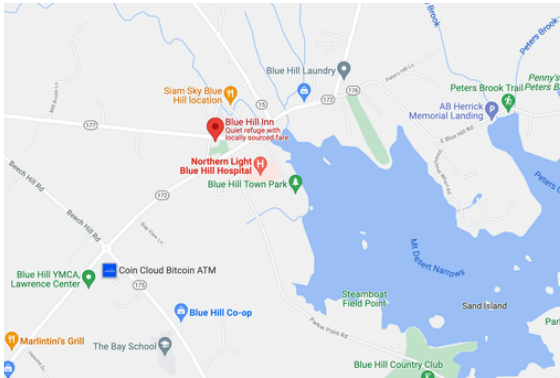
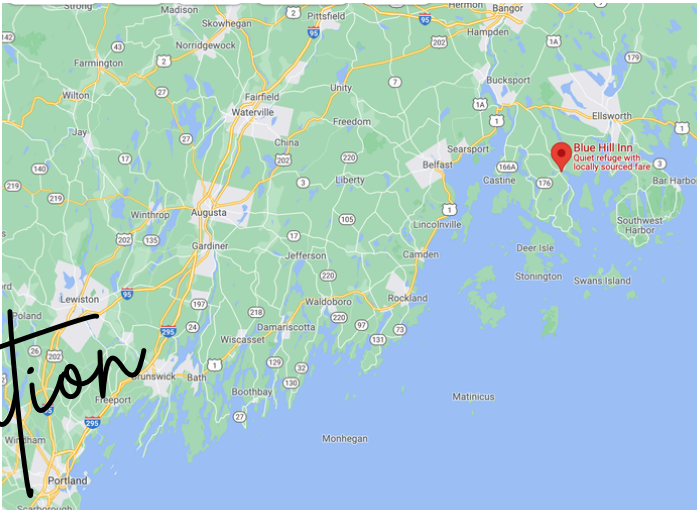
Blue Hill is a convenient home-base for exploring the small seaside villages and coastline of the secluded and beautiful peninsula, or for day-tripping to Acadia National Park, Bar Harbor, Camden, or Downeast Maine.

Hiking, biking, kayaking, boating, sailing, whale watching, sightseeing, listening to concerts, ogling in art galleries, antiquing, flying, and exploring islands and lighthouses by foot, car, and boat are all area activities that guarantee guests will leave filled with the wonder of the Blue Hill Peninsula.

The inn is located:

- 5 hours from Boston
- 3 hours from Portland
- 2 hours from Augusta
- 1 hour from Bar Harbor
- A little over 1 hour from Camden
- 50 minutes from Bangor
- 35 minutes from Stonington

Location



Owner's or Staff Quarters

The third floor offers a 2-room suite with private bath and skylights. This space could be expanded into the rest of the attic which would then occupy the entire 3rd floor. Alternatively, a new owner could live in the Cape House Suite, or Cape House Studio, currently popular rentals.



Why Blue Hill?

Positioned between Camden and Bar Harbor, without the congestion:

The Blue Hill Peninsula sits within easy reach of both Camden and Acadia National Park, drawing guests who deliberately choose to avoid the crowding of those better-known destinations – a built-in customer base already self-selecting away from the region's biggest competitors.

Less touristy, more authentic – and travel writers say so directly:

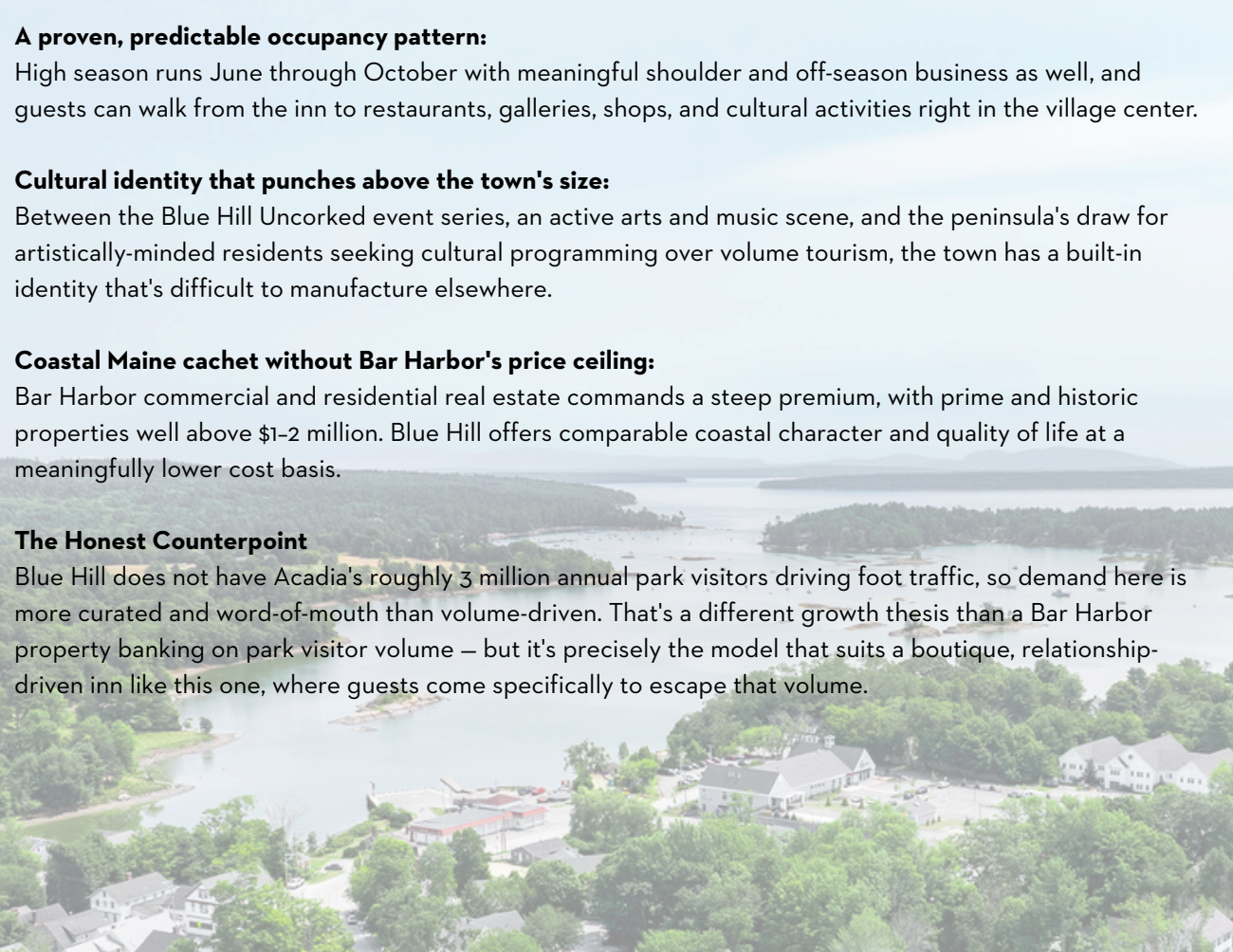
Repeat visitors consistently describe the peninsula as laid-back and rural compared to Bar Harbor, Camden, and Rockland. It offers independent galleries, craft studios, and local music venues with a strong sense of community identity, rather than a manufactured tourist strip.

A wealthy, more year-round community than the big tourist towns:

Blue Hill is an upper-income area with a stronger year-round presence than Bar Harbor, meaning less of the extreme seasonal boom-and-bust that defines Mount Desert Island – a more stable local economy underpinning the inn business.

Steady, proven property appreciation:

Blue Hill Peninsula real estate has shown steady appreciation alongside Bar Harbor, particularly for waterfront and water-view properties – this is not a speculative market, it tracks with the region's strongest performers.



A proven, predictable occupancy pattern:

High season runs June through October with meaningful shoulder and off-season business as well, and guests can walk from the inn to restaurants, galleries, shops, and cultural activities right in the village center.

Cultural identity that punches above the town's size:

Between the Blue Hill Uncorked event series, an active arts and music scene, and the peninsula's draw for artistically-minded residents seeking cultural programming over volume tourism, the town has a built-in identity that's difficult to manufacture elsewhere.

Coastal Maine cachet without Bar Harbor's price ceiling:

Bar Harbor commercial and residential real estate commands a steep premium, with prime and historic properties well above \$1-2 million. Blue Hill offers comparable coastal character and quality of life at a meaningfully lower cost basis.

The Honest Counterpoint

Blue Hill does not have Acadia's roughly 3 million annual park visitors driving foot traffic, so demand here is more curated and word-of-mouth than volume-driven. That's a different growth thesis than a Bar Harbor property banking on park visitor volume – but it's precisely the model that suits a boutique, relationship-driven inn like this one, where guests come specifically to escape that volume.

BLUE HILL INN



Additional information available:
Deed; Real Estate Tax Bill;
Additional Photos; List of Property
Improvements Seller's Property
Disclosures

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