

FOR SALE

PREMIER OCEANFRONT PROPERTY

2 COLBY AVENUE, OLD ORCHARD BEACH, ME 04064



THE BOULOS
COMPANY

CONTENTS

3 | EXECUTIVE SUMMARY

4 | PROPERTY DETAILS

5 | CAPITAL IMPROVEMENTS

6-9 | PROPERTY PHOTOS

10 | AERIAL PHOTO

11 | LOCATION

EXECUTIVE SUMMARY

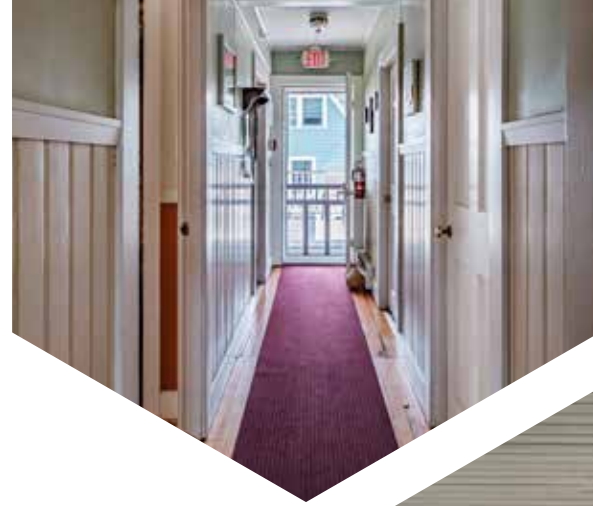
The Nautilus Inn at Ocean Park presents a rare opportunity to own a historic and well-established coastal property in one of Maine's most desirable beach front communities. Just steps from Old Orchard Beach's iconic shoreline, it combines timeless charm with modern conveniences. Built in the 1890s, the property retains its vintage character while offering 13 private rooms. Located steps from the beach, within walking distance of Ocean Park village, and minutes from downtown Old Orchard Beach. Don't miss out on your chance to steward a historic coastal landmark in one of Maine's strongest tourism communities!

This extraordinary property is offered for sale for:

\$4,000,000

PROPERTY DETAILS

OWNER	James A. Katz, Trustee of James A. Katz Revocable Trust
DEED REFERENCE	Book 16603, Page 0637
ASSESSOR'S REFERENCE	Map 321, Block 4, Lot 9
BUILDING SIZE	4,946± SF
LOT SIZE	0.12± AC
ZONING	R-3 - Residential - 3 District
YEAR BUILT	1890 (Renovated in 2007)
NO. OF STORIES	Two and a half (2.5)
NO. OF BEDROOMS	Thirteen (13)
NO. OF RESTROOMS	Thirteen (13)
SPRINKLERS	Yes, wet system
HEAT SYSTEM	Oil
UTILITIES	Municipal water & sewer
PARKING	Street parking
REAL ESTATE TAXES	\$12,276.99/year (FY 2024/2025)
SALE PRICE	\$4,000,000



CAPITAL IMPROVEMENTS

- Hardwired alarm system - 2013
- Sprinkler system - 2014
- Construction of great room - 2014
- Bathroom replacement in bedroom #6 - 2015
- Facade painting - 2018
- New roof and perimeter rock wall - 2018
- New furnace - 2021
- New generator - 2021
- Window replacement - 2022
- New carpet - 2023

PROPERTY PHOTOS



KITCHEN/DINING ROOM



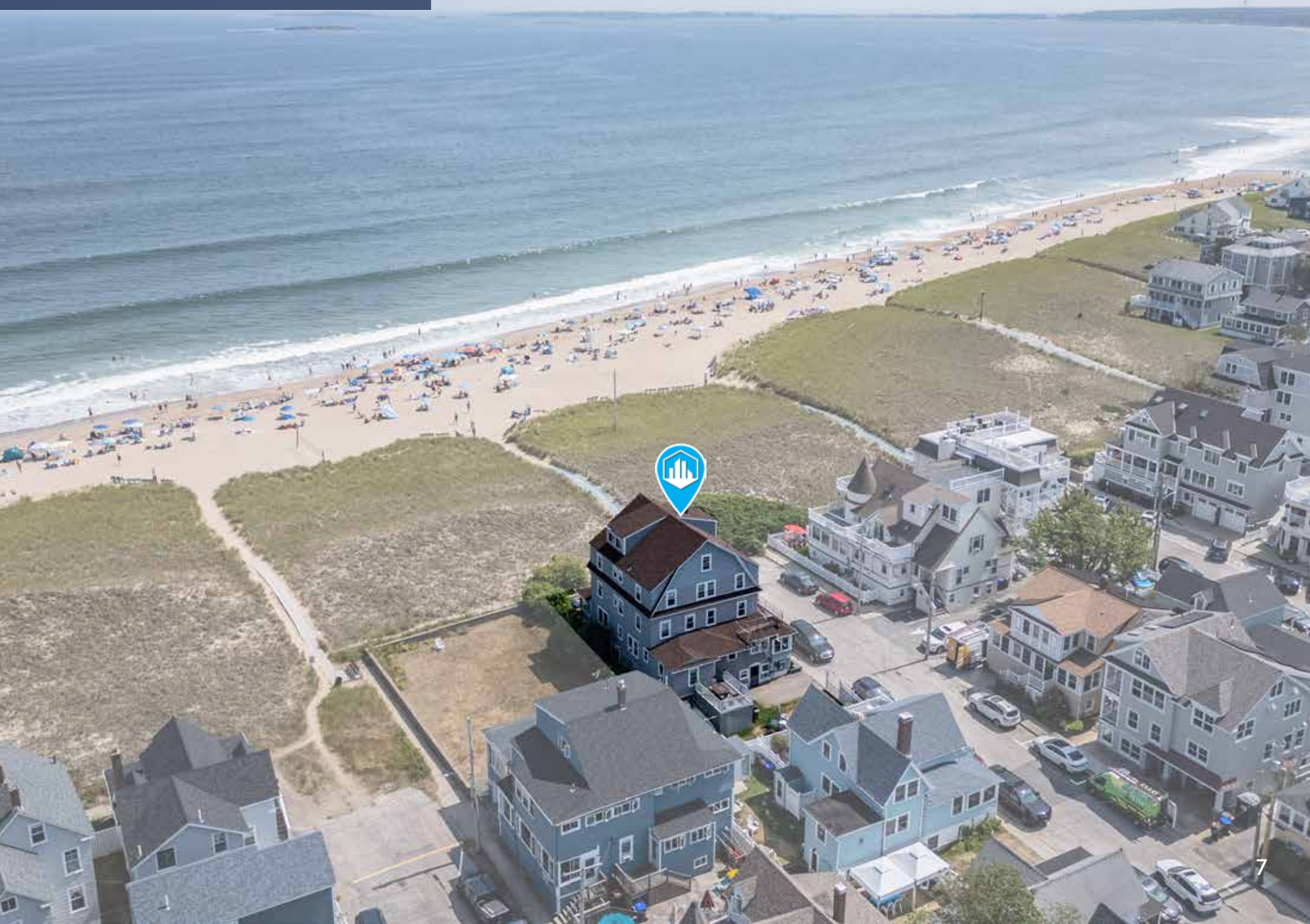
GREAT ROOM



BEDROOMS



AERIAL VIEW



LOCATION



The Seaside Pavilion

SACO AVENUE

Veteran's Memorial Park

Pirate's Cove Adventure Golf

Palace Playland

OLD ORCHARD STREET

WEST GRAND AVENUE

OLD ORCHARD BEACH

Old Orchard Pier

Ocean Park Tennis

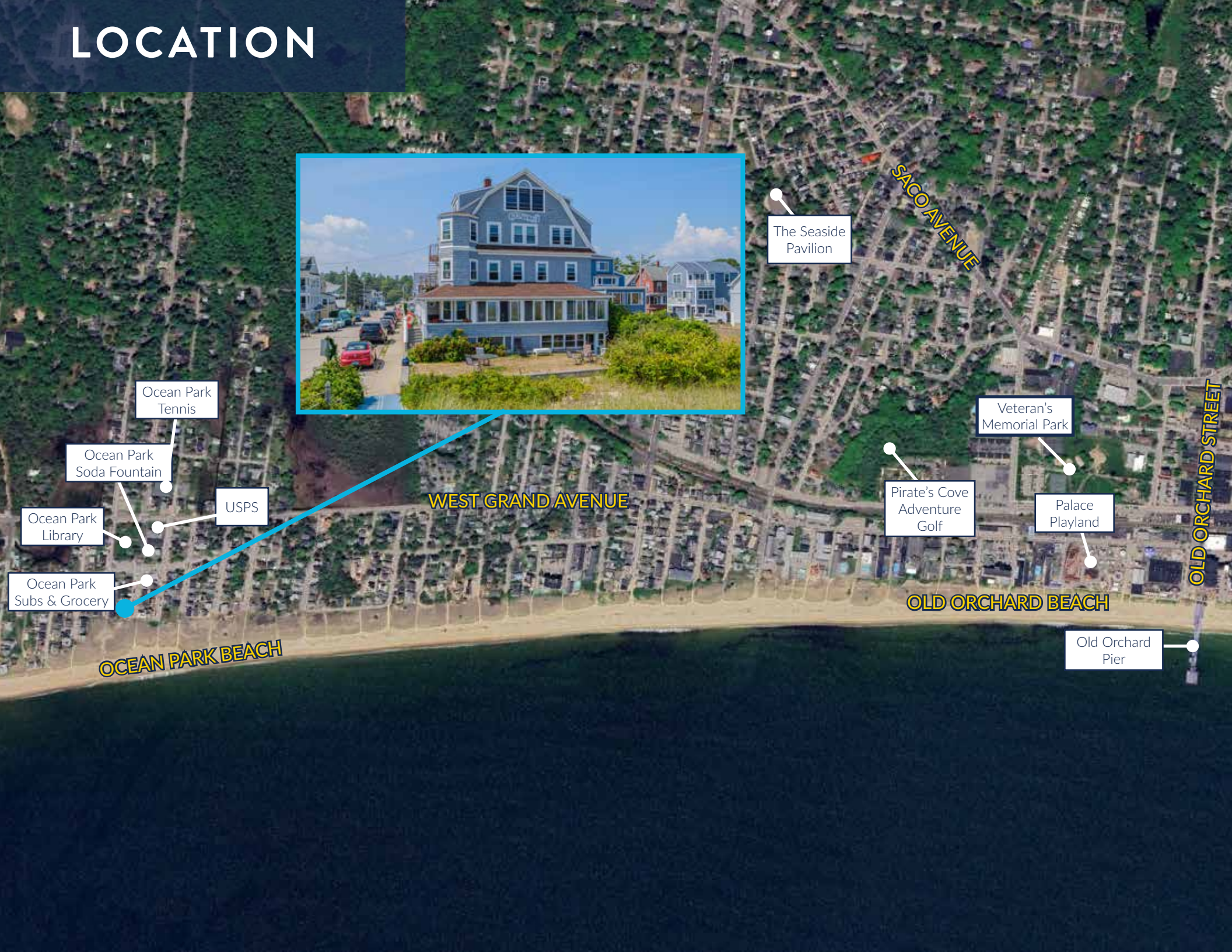
Ocean Park Soda Fountain

USPS

Ocean Park Library

Ocean Park Subs & Grocery

OCEAN PARK BEACH





**THE BOULOS
COMPANY**



***LOT LINES ARE APPROXIMATE**

CONTACT



CLAIRE RICHARDSON
Associate Broker
+1 207.553.1732 D
+1 207.880.4607 C
crichardson@boulos.com

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.