

# For Sale // Mixed Use - Water Front Property

22 Seabreeze Lane, Winterport, ME 04496




## 5 Buildings

### About:

- Includes three large boat storage buildings and workshop building:
  - Building # 1 is a 90' x 125' structure
  - Building # 2 is a 60' x 180' structure
  - Building # 3 is a 100' x 150' structure
  - The workshop is a 2,400/sf structure
- The residential building is a 2 bedroom, 2 bath building including a large deck, an in-ground pool, and pantry room
- In the basement of the house there are two small green rooms for starting plants and three good size storage rooms
- Price includes the property, docks and some large pieces of equipment
- The water depth will allow boats to tie up on both sides
- There is a 450/ft (+/-) dock/float system
- Note that the storm of January 2024 damaged the ramp down to the float system and anchors for the float system
- Penobscot Bay is approximately 14 miles down river from the property
- Real Estate Taxes will need to be prorated at closing

### Contact Details:

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## Property Details:



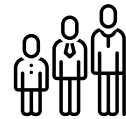
### Population

1 mile: 235  
3 miles: 3,460  
5 miles: 8,821



### Median HH Income

1 mile: \$97,231  
3 miles: \$98,713  
5 miles: \$111,609



### Median Age

1 mile: 43 years  
3 miles: 43 years  
5 miles: 43 years

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**SALE PRICE**

// \$1,100,000

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**BUILDINGS**

// 5 Total

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**LAND SIZE**

// 5.87 Acres

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**WATER FRONTAGE**

// 585 Ft.

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**ZONING**

// Shoreland

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