

FOR SALE


THE BOULOS
COMPANY



Tripadvisor
Travelers' Choice Awards

2025

Tripadvisor
Travelers' Choice Awards

2024

Travelers' Choice

2023

Travelers' Choice

2022

PRICE REDUCTION!

CLASSIC 1950S MOTEL – TURNKEY HOSPITALITY OPPORTUNITY

360 COMMERCIAL STREET, ROCKPORT, ME 04856

EXECUTIVE SUMMARY

The Starlight Lodge at Rockport Harbor offers a chance to own a piece of coastal Maine charm; a meticulously maintained, turnkey property offering fifteen unique and well-appointed guest rooms. The property captures a cool, authentic 1950s hotel vibe, blending mid-century architectural flair and retro-inspired design with modern comforts that today's travelers seek. In addition to guest rooms, there are two RV sites and a separate spacious and well-appointed three-bedroom residence, offering an ideal private home for an owner/operator or a dedicated manager. Located along Route One in the picturesque and seaside town of Rockport, the Starlight Lodge presents a rare chance to step into a profitable business with a distinctive, memorable aesthetic and a dedicated base of returning guests.

This extraordinary property is offered for sale for:

~~\$1,595,000~~

\$1,495,000

PROPERTY DETAILS

OWNER Starlight Lodge Rockport, LLC

DEED REFERENCE Book 4951, Page 250

ASSESSOR'S REFERENCE Map 20, Lot 173

BUILDING SIZE 7,093± SF

LOT SIZE 1.64± AC

LOT FRONTAGE 264' on Route One

ZONING 906 – Mixed Business/Residential

YEAR BUILT 1960 (Renovated in 2015)

HEAT SYSTEM Motels: Electric & propane
House: Oil hot water

UTILITIES Municipal water & sewer

TRAFFIC COUNT 12,510 (MDOT, 2022)

REAL ESTATE TAXES \$12,204.47/year (FY 2025)

SALE PRICE ~~\$1,595,000~~ **\$1,495,000**



EXTERIOR PHOTOS



INTERIOR PHOTOS

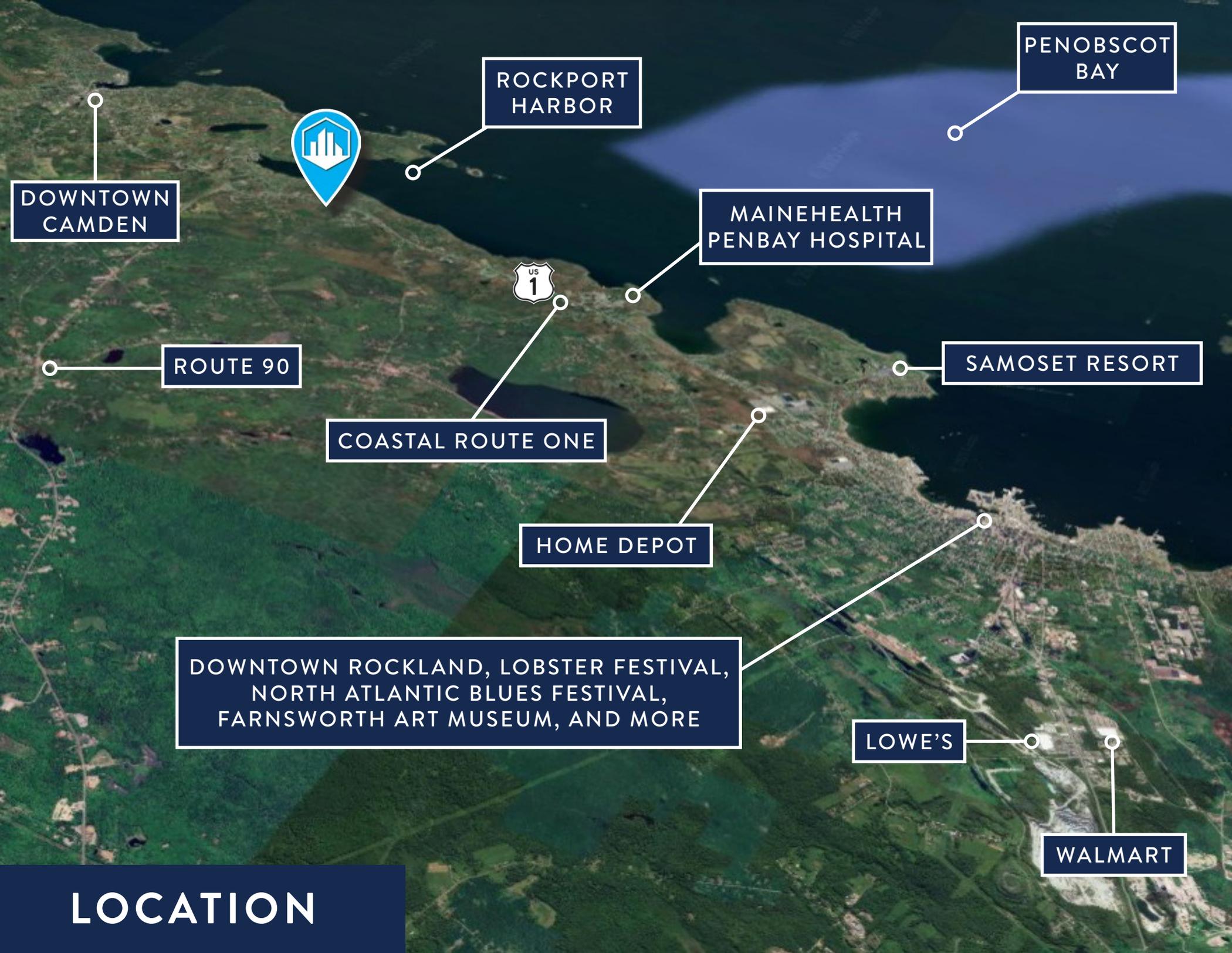


MAINE'S MIDCOAST REGION

"Maine's Midcoast Region" spans the Maine coast between Portland and Bar Harbor, dotted with charming coastal towns and undiscovered nooks. The region is known for its striking waterfronts, coastal hiking, boating, and a burgeoning local food scene.

Camden and Rockport are the heart of this region, anchored by their harbors with plentiful working and leisure boat traffic, as well as their downtowns filled with local shops and restaurants. In addition, Camden Hills State Park, multiple preserves and nature trails, and an attractive pace of life draw people to where "the mountains meet the sea." In recent years Camden and Rockport have become an increasingly desirable stop for travelers looking to write their own story in "Maine."





DOWNTOWN CAMDEN

ROUTE 90

COASTAL ROUTE ONE

HOME DEPOT

DOWNTOWN ROCKLAND, LOBSTER FESTIVAL, NORTH ATLANTIC BLUES FESTIVAL, FARNSWORTH ART MUSEUM, AND MORE

LOWE'S

WALMART

ROCKPORT HARBOR

MAINEHEALTH PENBAY HOSPITAL

SAMOSET RESORT

PENOBSCOT BAY

LOCATION



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