

DOWNTOWN BUSINESS HARBOR LANDMARK | PRIME VISIBILITY | 3 INCOME UNITS

4 Townsend Avenue • Boothbay Harbor • 04538



\$986,000

Own a signature piece of Boothbay Harbor—an iconic 1920 building in the very heart of downtown with approximately 5,500 square feet, offering exceptional exposure and flexibility for a variety of commercial and residential possibilities. Thoughtfully improved and meticulously maintained, this property is positioned to perform today and inspire what's next for the future. Presently the building has 3 distinct rental units with street level retail and two high-end office spaces. Present zoning supports multiple commercial and residential uses. Recent upgrades include roof, boiler, hot-water heater, air conditioning, window upgrades, interior layout and design improvements. The "Our Port" office space comes furnished and turn key. The building is already equipped with sprinklers for peace of mind. Whether you're looking for a flagship storefront, an elevated office presence, or a mixed-use opportunity in one of Maine's most beloved coastal destinations, this downtown cornerstone delivers. **Schedule your private showing** and explore the potential of this remarkable property.



Tindal & Callahan Real Estate

32 Oak Street, Boothbay Harbor, ME 04538 • 207-633-6711

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Price:	\$986,000	Taxes:	\$9,440.56 (25-26)	Style:	Commercial
GLAAG:	5,508 sq. ft. +/- (Public Record)	Lot Size:	0.10 Acres +/-	Flood Zone:	N/A
Tax Map:	19	Lot #:	158	Zoning:	Downtown Business A
Waterfront/WaterView/Access:	Views of Boothbay Harbor from Upstairs and Nearby Public Access				

Age:	1920	Siding:	Brick and Wood
Foundation:	Poured Concrete	Water Supply:	Municipal
Basement:	Full, Finished Storefront	Heating System:	Oil Hot Water Baseboard
Sewer:	Municipal	Hot Water:	Hybrid Electric and Off Boiler
Garage:	N/A	Other Buildings:	N/A
Attic:	Pull Down Stairway	Floors:	Engineered Wood, Luxury Vinyl Plank, and Carpet
Fireplace:	N/A	Deck:	N/A
Woodstove:	N/A	Porch:	N/A
Association Fees:	N/A	Furnishings:	Our Port Furnishings will Convey

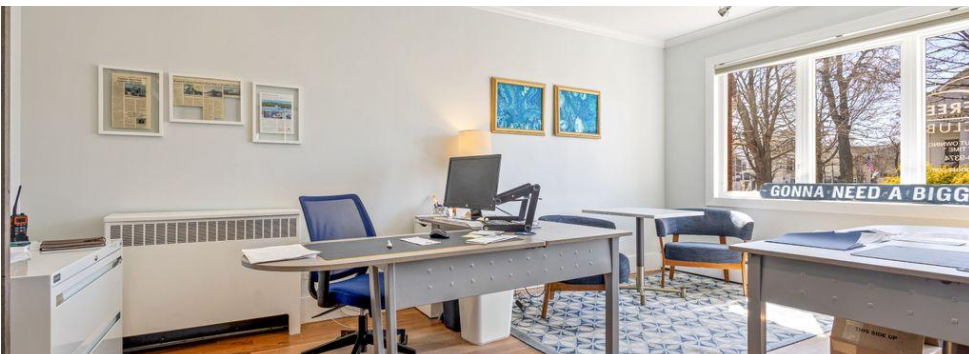
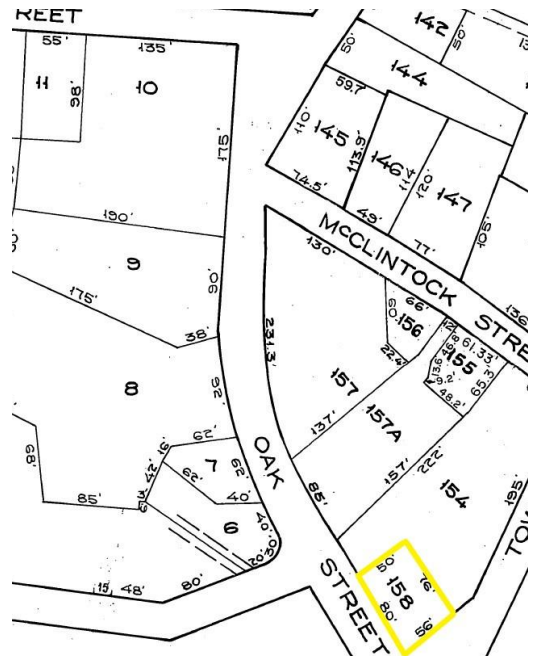
Our Port Workspace

Entry Lounge: | With coffee bar, copy center, and engineered wood flooring

Conference Room: | **13' x 11'2"** - with cabinetry and engineered wood flooring

Office Spaces: | Office Space 1: **17'6" x 13'4"** - with engineered wood flooring
5 | Office Space 2: **15'4" x 8'3"** - with engineered wood flooring
 | Office Space 3: **15'4" x 7'2"** - with engineered wood flooring
 | Office Space 4: **12'4" x 7'** - with engineered wood flooring
 | Office Space 5: **12'7" x 6'8"** - with engineered wood flooring

Bathrooms: 2 | With washer/dryer, pedestal sink, flush, and engineered wood flooring
Half | With sink, flush, and luxury vinyl plank flooring



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The information presented above is gathered from personal observation and interview with owner(s). Although believed to be accurate, this agency cannot and does not guarantee the accuracy. Prospective buyers are encouraged to seek clarification or additional information regarding any questions.

UPSTAIRS OFFICES



- Lobby/ Reception:** | **20' x 17'10"** - open area with carpeting
- Conference Room:** | **11'6" x 9'9"** - with spacious window and carpeting
- Break Room:** | **14'8" x 9'2"** - with sink, built-in cabinet and carpeting
- Office Spaces: 4** | Office Space 1: **17'8" x 11'6"** - with carpeting
Office Space 2: **13'8" x 10'5"** - with carpeting
Office Space 3: **11' x 9'6"** - with carpeting
Office Space 4: **11'8" x 9'6"** - with carpeting
- Bathroom: 1 Half** | With sink, flush, and tile flooring
- Storage Room:** | **10'8" x 10'6"** - with linoleum flooring

Lower Level Retail Space

- Retail Space: Approx. 38' x 48'
- 2 Restroom
- Workrooms
- Storage
- Old Bank Vault
- Luxury Vinyl Plank Flooring



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