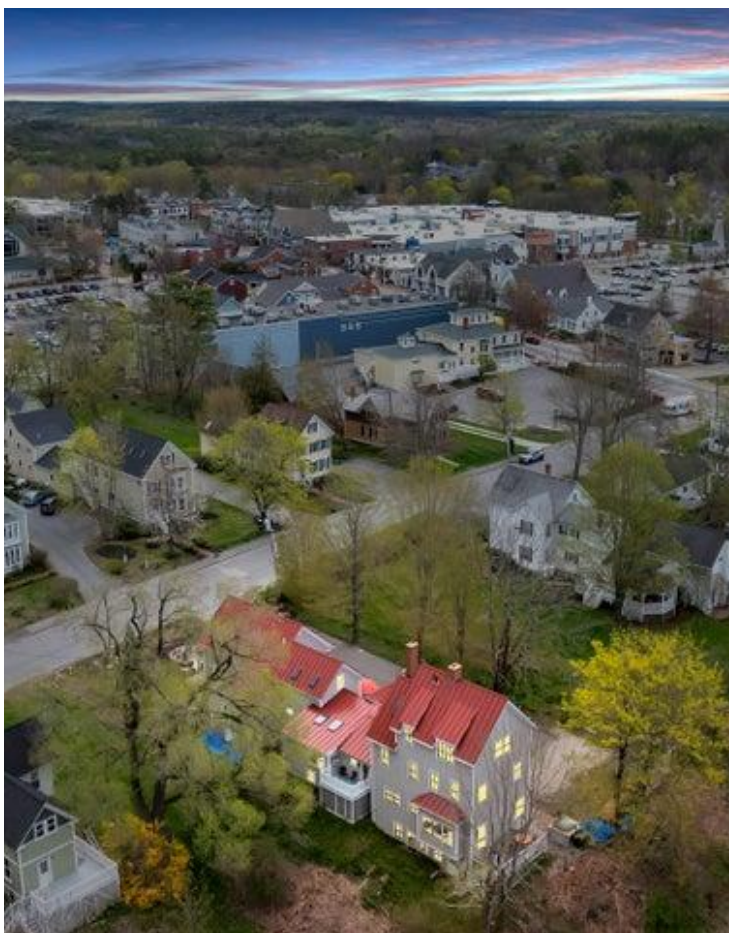




Legacy
Properties

Sotheby's
INTERNATIONAL REALTY



THE JAMES PLACE INN

FOR SALE \$1,575,000

Classic Updated 1890 Inn - 7 En-suite Guestrooms
Plus Owner's 3 BR/2.5BA Home (2001) - Separate from Inn
Extraordinary Bed & Breakfast/Inn with many updates
Turnkey Opportunity in the Heart of Coastal Freeport

**This property also offers Air B&B, extended stay, rental and other opportunities*

Presented by John McCarthy, Broker
Legacy Properties - Sotheby's International Realty
Brunswick, ME
(207) 522-3638 - jmccarthy@legacysir.com

Broker Narrative

Since 2005 I have been able to preview and be involved in representing the best Maine has to offer. This Inn represents the best of both worlds—an established, profitable turnkey inn and a substantial separate owner's home. And it is truly a 4-season location that offers many opportunities for guests and owners alike.

The James Place Inn B&B is tucked away on a tranquil side street in popular Freeport, Maine, just a short stroll to the many shops, restaurants and the famous LL Bean store.

This 7-room B&B offers a rare combination of a 1890's classic Inn with a contemporary and separate private owners' home that was built in 2001. The property sits in the heart of one of Maine's most popular destinations and enjoys the benefit of being less than 17 miles from Portland—Maine's largest city, arts center and famous culinary scene. Freeport is also home to the beautiful Wolf's Neck State Park with oceanside trails and nature habitat.

The Inn offers charm and comfort with 7 charming guest rooms with private baths, as well as beautiful common areas that are enhanced with an abundance of natural light. The front of the property was recently landscaped and a modern fire pit installed for cozy evening gatherings and conversations.

The Innkeepers have taken the time, energy and substantial financial commitment to continue to improve The James's Place Inn with attention to detail to meet the expectations of today's savvy traveler. Improvements include, but are not limited to, the following: augmented parking area with 3 electric car charging stations; an outside deck for relaxation and breakfast; large common area and breakfast room; beautiful garden entrance with new quality signage; as well as being fully sprinkled with fire alarms. Both home and Inn have modern top-quality metal/steel roofs and the exterior has been recently painted (2024). The property also benefits from town water and sewer.

Owners will enjoy having the privacy of the custom built 3-bedroom 2.5 bath home with working fireplace, radiant floor heat, custom kitchen with beautiful cabinetry and slate sink/counters. Architectural details and quality materials are evident throughout. The home is separate from the Inn with its own laundry, kitchen, entrance and deck; the private yard features a stone pizza oven.

The Inn is a turnkey operation. To view the Inn's website online go to jamesplaceinn.com

This is truly a property you would be proud to own and operate—easy to manage and will always be attractive to buyers when it is time to sell.



For more information, please contact John McCarthy - (207) 522-3638 - jmccarthy@legacysir.com



The Inn is a restored Victorian-style home built around 1890. It was known as the Presbury Dennison House (Freeport Historical Society) - many of these types of houses were built in that era and only a few remain today. In 1994+/- it was converted into a bed and breakfast with a comprehensive renovation of the building and later addition of the separate owner's home and quarters.

The James Place Inn has 5-star and "Exceptional" reviews from websites Google, Trip Advisor, as well as travel websites such as Expedia, Hotels.com, Yelp . . . and more.

Below are a few examples of recent on-line reviews



Awesome place to stay in Freeport

My husband and I recently spent a night here and we had a fantastic experience. We stayed in the Blue room and found it to be very charming and cozy. The owners Bill and Mary Ann were wonderful hosts. Bill picked us up at the train station to save us from having to carry luggage up a steep hill, and he made a delicious breakfast for us. The inn is in the perfect location for accessing the many shops and restaurants in Freeport. I highly recommend the James Place Inn, and we hope to stay there again in the near future!

Read less ^

Date of stay: November 2024

Trip type: Traveled with family



Value

Location

Service



Rooms

Cleanliness

Sleep Quality



Fall escape

Wonderful Bed and Breakfast in a lovely town. We enjoyed our stay in Freeport. Bill and Mary Ann run a clean, comfortable in. Breakfast was delicious and the pine room was co cozy. Bill kindly recommended several favorite restaurants and helped us with information on next days travel. Would definitely recommend.

Read more v

The James Place Inn

Freeport, Maine 04032

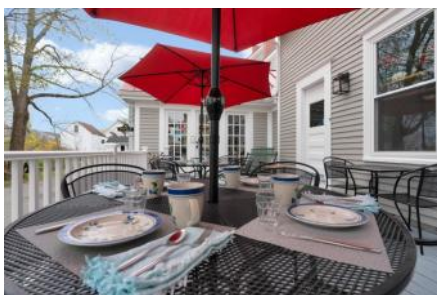
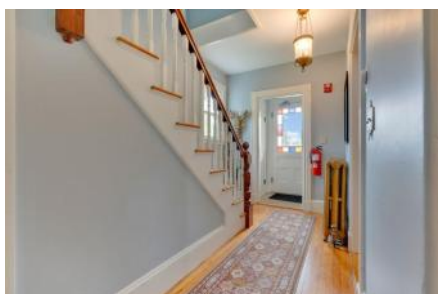
Property Reference

Location:	11 Holbrook Street Freeport ME 04032
Price:	\$1,575,000
5,439	4,598 SF
Lot Size:	.3AC
Year Built:	Inn built in 1890 (renovated 1996); Owners Home built in 2001
Deed:	Cumberland County Registry
Book/Page:	35721 Page 0281
Map/Lot:	Maps 11, Block/Lot 11
Real Estate Taxes:	\$13,989 (2024)
Personal Property:	TBD
Zone:	V1 Village
Construction:	Wood frame, clapboard exterior, metal roof, full basement
Utilities:	Public water and sewer
Parking:	5-10 spaces on-site and 3 electric car charging stations
Heat:	Baseboard hot water; multi-zones, radiant - Natural Gas
Electric:	Circuit breakers
Sprinkler:	Wet, throughout
Inventory:	See broker for details

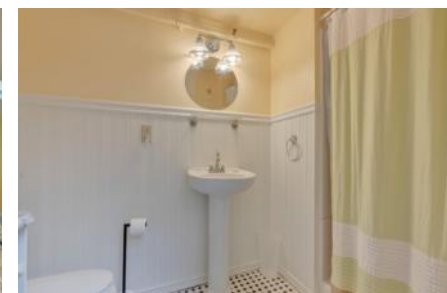
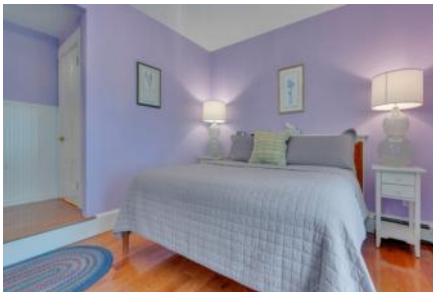


This document has been prepared for marketing and general information only. The Broker makes no representations as to its content or accuracy. The information in this brochure is for the confidential use of the party to which it has been provided. Buyers and/or tenants are encouraged to perform their own investigation and seek advice from their appropriate financial, legal or business advisors. All information herein is subject to change of offering price, error, omissions, or other conditions and can be withdrawn without notice.

INN PHOTOS



INN GUEST ROOM PHOTOS



OWNER'S HOUSE PHOTOS



For more information, please contact John McCarthy - (207) 522-3638 - jmccarthy@legacysir.com