



THE BOULOS  
COMPANY



# FOR SALE

## RARE WATERFRONT LOBSTER POUND

37 KNICKERKANE ROAD, BOOTHBAY, ME04538

### PROPERTY HIGHLIGHTS

- 9.54± acre waterfront site along the Sheepscot River
- Operational saltwater lobster pound with 120,000lb capacity
- 300± foot weir and dockage
- 800± SF storage building with a studio apartment
- Well-located in an active Boothbay market
- **SALE PRICE: \$1,200,000**



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## PROPERTY DETAILS

<b>OWNER</b>	Inland Fresh Seafood Company of America, Inc
<b>BOOK &amp; PAGE</b>	Book 2006 Page 27
<b>ASSESSOR'S REFERENCE</b>	R-04-103A
<b>LOT SIZE</b>	9.54± Acres
<b>LOT FRONTAGE</b>	100± ft
<b>ZONING</b>	Residential District (Current Use Permitted)
<b>BUILDING SIZE</b>	880± SF storage building
<b>YEAR BUILT</b>	1980, renovated in 2005
<b>PARKING</b>	20 spaces
<b>HEATING/COOLING</b>	Gas, hot water system
<b>UTILITIES</b>	Private sewer / Private water
<b>POWER</b>	Single phase, 240v
<b>ANNUAL R.E. TAXES</b>	\$7,977.07/year (FY 2026)
<b>CEILING HEIGHT</b>	12'
<b>SALE PRICE</b>	\$1,200,000

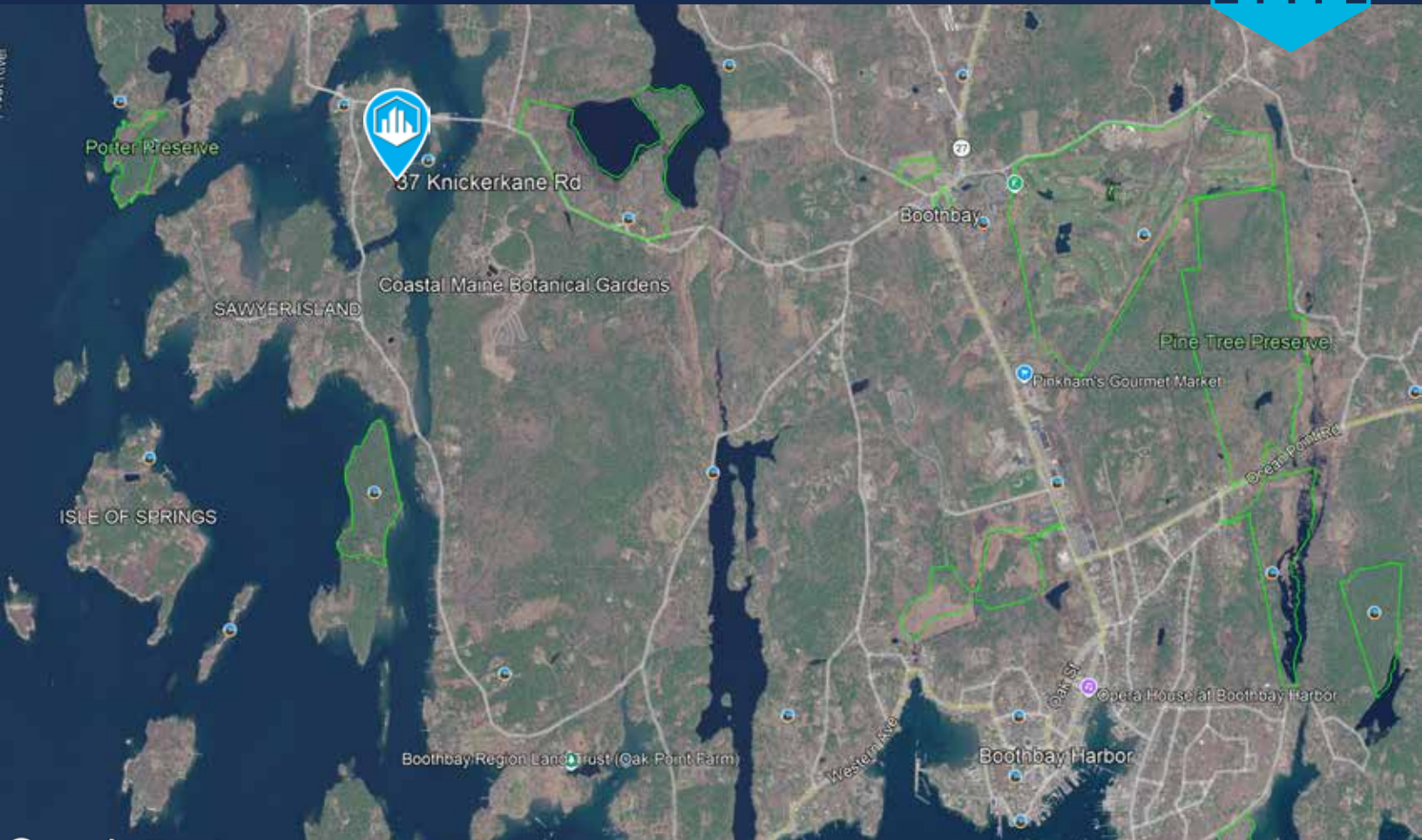
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## CONTACT



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