

DAIGLE
COMMERCIAL GROUP
HOSPITALITY REAL ESTATE BROKERAGE

207-773-4222

TWO MONUMENT SQUARE
PORTLAND, ME

CONFIDENTIAL - OFF-MARKET - \$4,500,000

THE LODGE AT TURBAT'S CREEK

INTRODUCTION

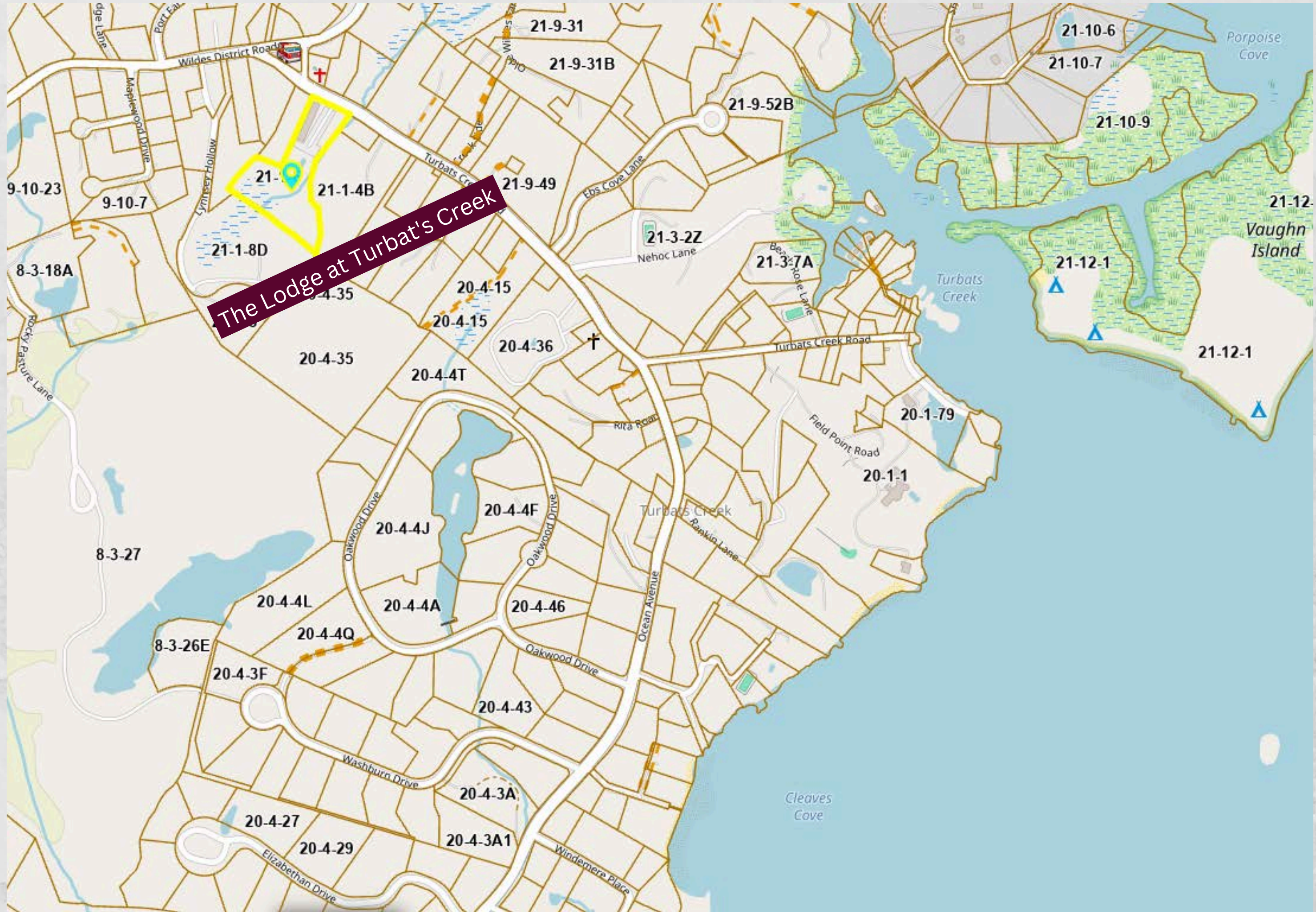
Nestled in the charming town of Kennebunkport among beautifully landscaped grounds, this hotel is centrally located just moments from shopping and restaurants, many recreational activities and several beaches. The hotel offers 27 comfortable and spacious guest rooms with thoughtful amenities including a sunny outdoor pool and staff housing. A rare opportunity to acquire one of Kennebunkport's last family-owned hotels.

27 KEYS

The hotel offers a combination of king and queen guest rooms designed for comfort and convenience.



PARCEL VIEW



PROPERTY DATA

Property Name: The Lodge at Turbat's Creek

Address: 7 Turbats Creek Road, Kennebunkport

County: York

Owner: Kudas Hotel Company, LLC.

Zoning: Motels MDL-9

Area: 4.2 ± acres

Water: Public

Roof: Gable/Hip- Asph/F Gls/Cmp

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UPSIDE OPPORTUNITIES

- **Turnkey Opportunity:**
 - The Inn is well-maintained and fully operational, allowing for a seamless transition to new ownership and providing an **immediate revenue stream**.
- **Expansion Possibilities :**
 - A foundation was installed in the lawn immediately mirroring the 27 keys, providing the ability to build up to another 27 keys directly across the parking lot, **potentially doubling the room count** at this hotel, subject to Town approvals and permits.
 - With 4.2 acres, there is adequate land for the expansion of Guest Amenities such as fire pits, cornhole bocce ball and possibly a tennis court
- **Expand F&B Service**
 - Pending zoning approval, **space is more than sufficient to add a small poolside bar** to service the pool and hotel guests.
- **Events:**
 - Currently hosts few events, limited to elopements. Events & hosting destination weddings of varying sizes offer the potential for significant **additional revenue**.
- **Additional Marketing Potential:**
 - With its rich history and picturesque setting, The Lodge at Turbat's Creek offers substantial marketing opportunities to attract new clientele and drive revenue growth.
- **Capitalize** on the growing tourism industry in Kennebunk and Kennebunkport
 - Well-known vacation destination, **drawing visitors year-round** for its natural beauty, art galleries, and outdoor activities, providing ample demand drivers.
 - Kennebunkport commercial real estate market is **dynamic and growing**, offering the potential for appreciation and a solid return on investment.

AMENITIES & UPGRADES

- **Spacious 22x14 ft rooms throughout**
- **Installed two new boilers (Propane) for Hot Water**
- **New Heat and A/C Wall Units in Every Room**
- **Full-Length Mirrored Closets**
- **Heated Pool**
- **Modular trailer customized to accommodate 2-bedroom staff housing w/ full kitchen**
- **Full commercial-grade laundry and ample linen storage**



HEATED OUTDOOR SALTWATER POOL



KING ROOM

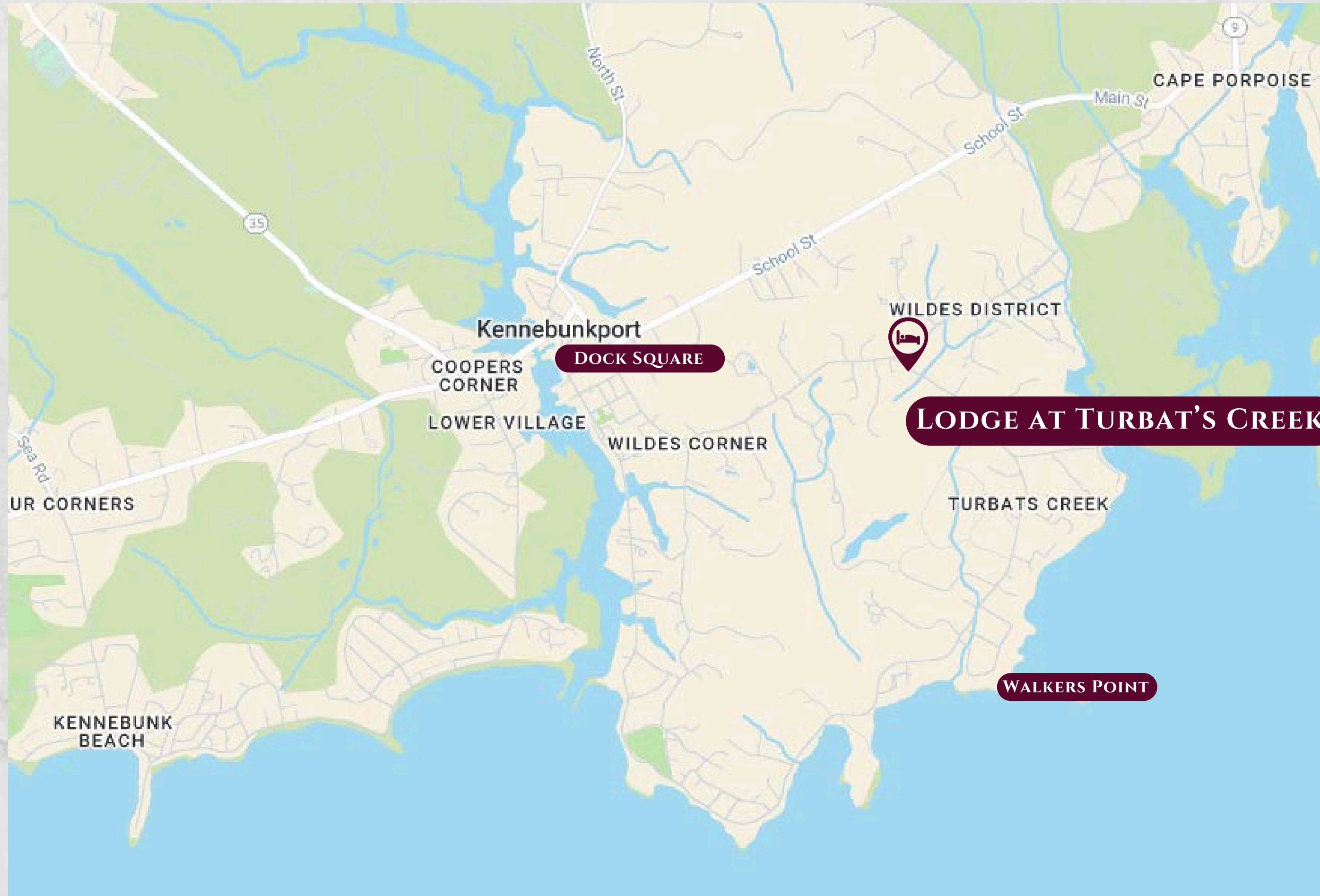


QUEEN ROOM

Two Queen Beds



LOCATION



KENNEBUNKPORT INVESTMENT HIGHLIGHTS



Nestled along Maine's picturesque coastline, Kennebunkport stands as a beacon for discerning investors seeking both luxury and tranquility. This historic town, celebrated for its quintessential New England charm and vibrant maritime heritage, offers a unique blend of scenic beauty and upscale amenities. Kennebunkport's thriving tourism industry is bolstered by its reputation as a seasonal retreat for both domestic and international visitors, ensuring a steady flow of guests and potential revenue. **It's estimated that over 30,000 people visit the Kennebunks just in the fall alone (Mainebiz, 2022).**

Investment Highlights:

- **Robust Tourist Destination:** Kennebunkport's appeal as a year-round destination drives consistent occupancy rates, with peak tourism in the summer and a growing trend in "shoulder season" attractions.
- **Growing Market Demand:** With increasing interest in domestic travel and outdoor vacations, Kennebunkport is **poised for sustained growth**. The area has witnessed a rise in short-term visits and extended stays, highlighting a **resilient market with room for expansion**.
- **Strategic Location:** Positioned conveniently to downtown, the inn offers guests **easy access to top-rated restaurants, shops, galleries, and numerous waterfront activities**.
- **High-Value Market:** The town's market dynamics are favorable for luxury investments, with real estate commanding premium pricing and **strong appreciation potential**. Franchises are not allowed in Kennebunkport.
- **Elite Clientele:** Kennebunkport attracts a wealthy demographic, offering opportunities for high-end hospitality services and exclusive experiences.
- **Diverse Visitor Base:** **Attracting both leisure and corporate travelers**, Kennebunkport is a destination for weddings, corporate retreats, and vacationers, providing a steady stream of clientele.

Investing in a hotel in Kennebunkport lends itself to a **lucrative venture and an opportunity to be part of a community with a rich maritime legacy and a thriving tourism economy**. This is a chance to **own a cornerstone in one of New England's most beloved coastal havens and an inn with regional and national recognition**.

DISCLOSURES AND CONTACT INFORMATION

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