

# FOR SALE



**375 MAIN STREET  
ROCKLAND, ME 04841**

## PROPERTY HIGHLIGHTS

- Corner lot mixed-use building. Three, fully-leased, first floor retail units
- Fully renovated in 2000. New electrical, rubber membrane roof, HVAC and rear facade replacement
- Building includes wet sprinkler system, central AC and elevator (See broker for details)
- Dedicated parking for up to four (4) vehicles in the rear of the building.
- Rare opportunity to acquire a walkable and updated, mixed-use asset on Rockland's Main Street



**PROPERTY DETAILS**

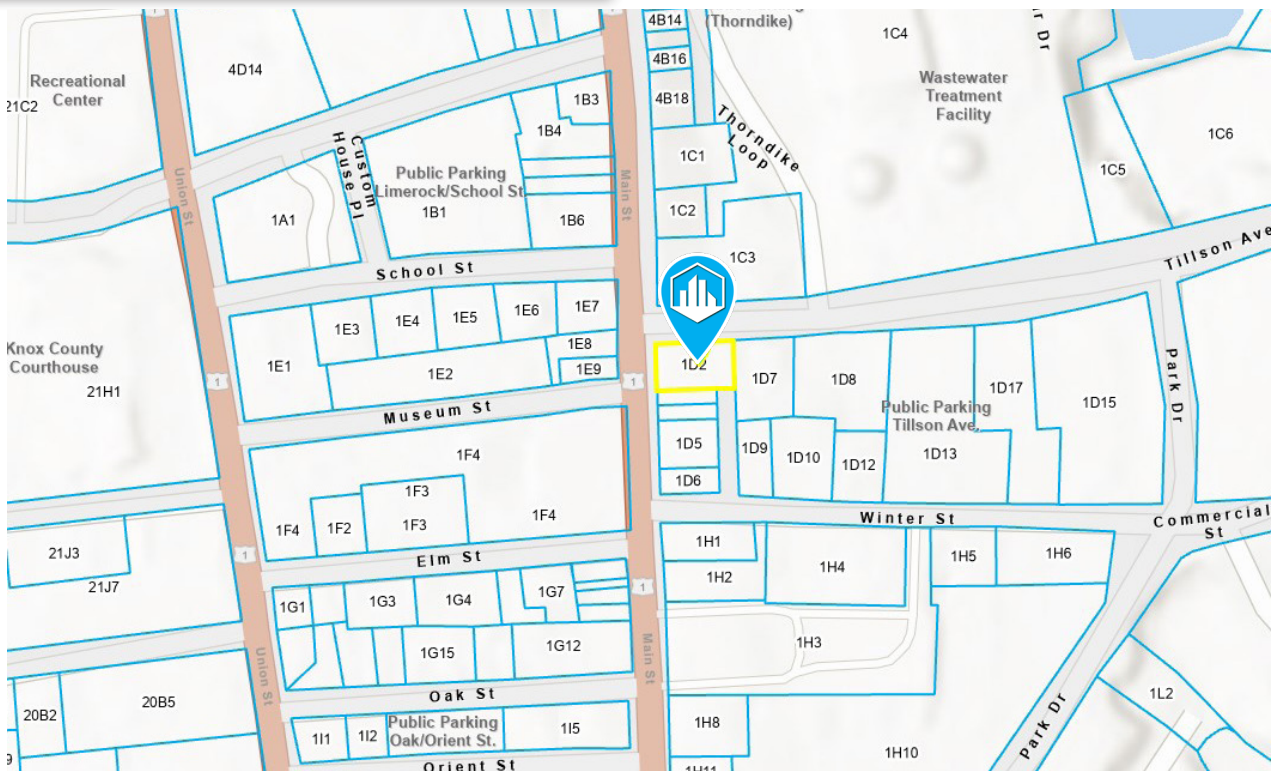
<b>OWNER</b>	Home Counselors Inc.
<b>ASSESSOR'S REFERENCE</b>	Map 1, Block D, Lot 2
<b>BOOK/PAGE</b>	3577/001
<b>BUILDING SIZE</b>	3,633± SF - 1st Floor 3,713± SF - 2nd Floor 1,272± SF - Basement 8,658± SF
<b>LOT SIZE</b>	0.12± Acres
<b>YEAR BUILT</b>	1860, renovated in 2000
<b>STREET FRONTAGE</b>	60' Main Street 60' Tillson Avenue
<b>WATER/SEWER</b>	Public
<b>ELEVATOR</b>	Yes (See broker for details)
<b>HVAC</b>	Oil-fired forced hot water & air handler (Heat) and roof central AC units (AC)
<b>PARKING</b>	2 to 4 dedicated spaces
<b>ROOF</b>	Rubber membrane (2000)
<b>CONSTRUCTION</b>	Clapboard siding, wood frame
<b>ZONING</b>	DT - Downtown Zone
<b>TENANTS</b>	Sea Bags, Somebody Loves Me Bridal, Ruckus Donuts and Open Door Wellness
<b>REAL ESTATE TAXES</b>	\$19,336 (2023)
<b>SALE PRICE</b>	\$1,145,000



AERIAL



TAX MAP





## CONTACT US



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