

FOR SALE • HOSPITALITY
15 Locke Street • Kennebunkport, ME



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The 1802 House
Bed & Breakfast

- Historic six room B&B
- Three bedroom owner's quarters
- Strong rental history
- The B&B offers gourmet breakfasts, extensive gardens, deck, patio and amenities for weddings and private events
- Perfectly located close to downtown and the Ocean

SALES PRICE \$2,175,000



PROPERTY SUMMARY

15 Locke Street • Kennebunkport, ME



The 1802 House Bed & Breakfast



The 1802 House Bed & Breakfast is a turnkey inn located in the historic oceanside town of Kennebunkport, Maine—long known as the summer home of Presidents George H. W. Bush and George W. Bush, along with other members of the Bush family.

Operating since the 1990s, the inn enjoys a prime location just a 15± minute walk to Dock Square, the heart of the village, where guests can explore restaurants, boutiques, and art galleries. Nearby attractions include Colony Beach and Gooch's Beach in Kennebunk, both

just a short drive away. Kennebunkport is one of Maine's most popular destinations, with convenient access via the Maine Turnpike and proximity to major travel hubs including Boston's Logan International Airport (1.5± hours) and Portland International Jetport (about 30 minutes).

The inn features subtle English influences, reflected in room names such as Windsor, Arundel, and Berwick—each inspired by historic ties to British heritage.

Owner-operated and well maintained, the property is in excellent condition. Recent upgrades include a new roof (2023), energy-efficient heat pumps for heating and cooling, a whole-house generator, improved attic insulation, new carpeting, and several newly tiled bathrooms. The inn offers six well-appointed guest rooms, all with private baths, including one suite with a separate sitting area.

Common areas and guest rooms are fully furnished, and the commercial-style kitchen supports daily breakfast service as well as owner use. Guests may bring their own alcoholic beverages to enjoy in private rooms or shared spaces. While the current owners do not maintain a liquor license, they may offer complimentary beverages in accordance with local regulations.

The owner's quarters are significantly larger than typical for a bed and breakfast, featuring up three bedrooms and three-and-a-half bathrooms. This private space includes a living room, dining room, wet bar, two offices, and a two-person jacuzzi tub, along with a private patio and second-floor deck overlooking the Arundel Golf Course. The landscaped grounds offer gardens and a fire pit seating area with scenic views of the course.

The sale includes all guest room linens and towels, furnishings for common areas, kitchen supplies, and the operational software and business assets required to run the inn. An on-site laundry facility is also included.

Kennebunkport features a variety of popular seasonal events that help drive occupancy, including Paint the Town Red in February, Memorial Day Weekend, Fourth of July festivities, and the well-known Christmas Prelude, now spanning two weeks (subject to funding). The current owner elects to close from in November and January through April to spend time in Sweden; however, these months present an opportunity for additional revenue.

PHOTOS

15 Locke Street • Kennebunkport, ME



PROPERTY SUMMARY

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Site

OWNER:	Shine Holding LLC (real estate) HAMASA, LLC (business)
DEED:	York County Book 19105 Page 105
ASSESSOR:	Map 012 Block 001 Lot 003
LOT SIZE:	0.73± AC
PARKING:	12± spaces, gravel driveway
LOCATION:	Immediately off North St, about 1/2 mile to Dock Square
ZONING:	Village Residential
FEMA:	Not in a flood zone (7/17/24) FEMA Map Ref 23031C0601G
PROPERTY TAXES:	\$9,011.42 (2026)
ASSESSMENT: (Maine assessed values are often lower than market values)	\$277,300 Land \$1,032,500 Building \$1,309,800 TOTAL



Building

BUILDING SIZE:	5,700± SF six room B&B with three bedroom owner quarters
YEAR BUILT:	1802
CONSTRUCTION:	Wood frame, two-story Colonial
ROOF:	Asphalt shingles (2023)
SIDING:	Wood shingles
FOUNDATION:	Full, stone and poured concrete
FLOORING:	Wood, carpet and tile
CEILING HEIGHT:	7.5 - 9'± plus cathedral area
WINDOWS:	Double pane
LIGHTING:	Recessed, track, wall sconces, lamps and overhead
STAIRCASES:	Three



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Systems

HEAT:	Mini splits in each guest room and in owner quarters Baseboard propane fired hot water with zones
FUEL SOURCE:	Electric and propane (above ground)
ELECTRICITY:	One 200 amp service with circuit breakers and subpanels (verify with an electrician)
UTILITIES:	Municipal water and sewer
HOT WATER:	Provided by propane fired boilers
GENERATOR:	Full house generator
FIREPLACES:	Seven
AIR CONDITIONING:	Provided by mini-splits



Configuration

INN:	Six guest rooms with ensuite bathrooms, one a full suite
OWNER QUARTERS:	Three bedrooms, three and a half bathrooms, living room, dining room, two offices, wet bar, deck and patio Two storage sheds
KITCHEN:	Commercial style kitchen (hood is cosmetic only)
PERSONAL PROPERTY:	Turn-key in guest areas Room artwork will remain
EXEMPTION:	Owner's personal artwork

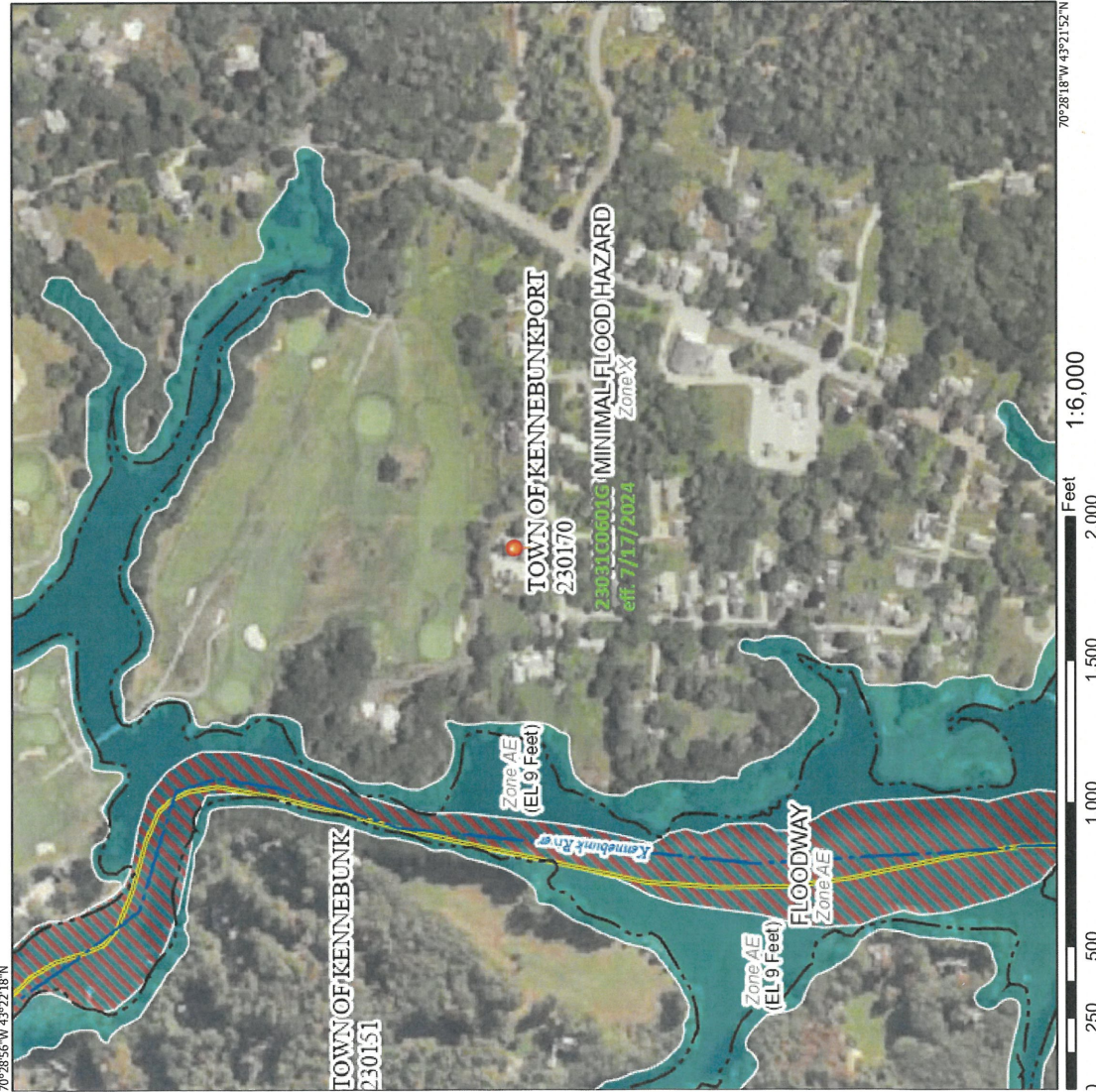


FEMA LOCATION

15 Locke Street • Kennebunkport, ME



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth (Zone AE, AO, AH, VE, AP)
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee (Zone C)

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone X)

OTHER AREAS GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

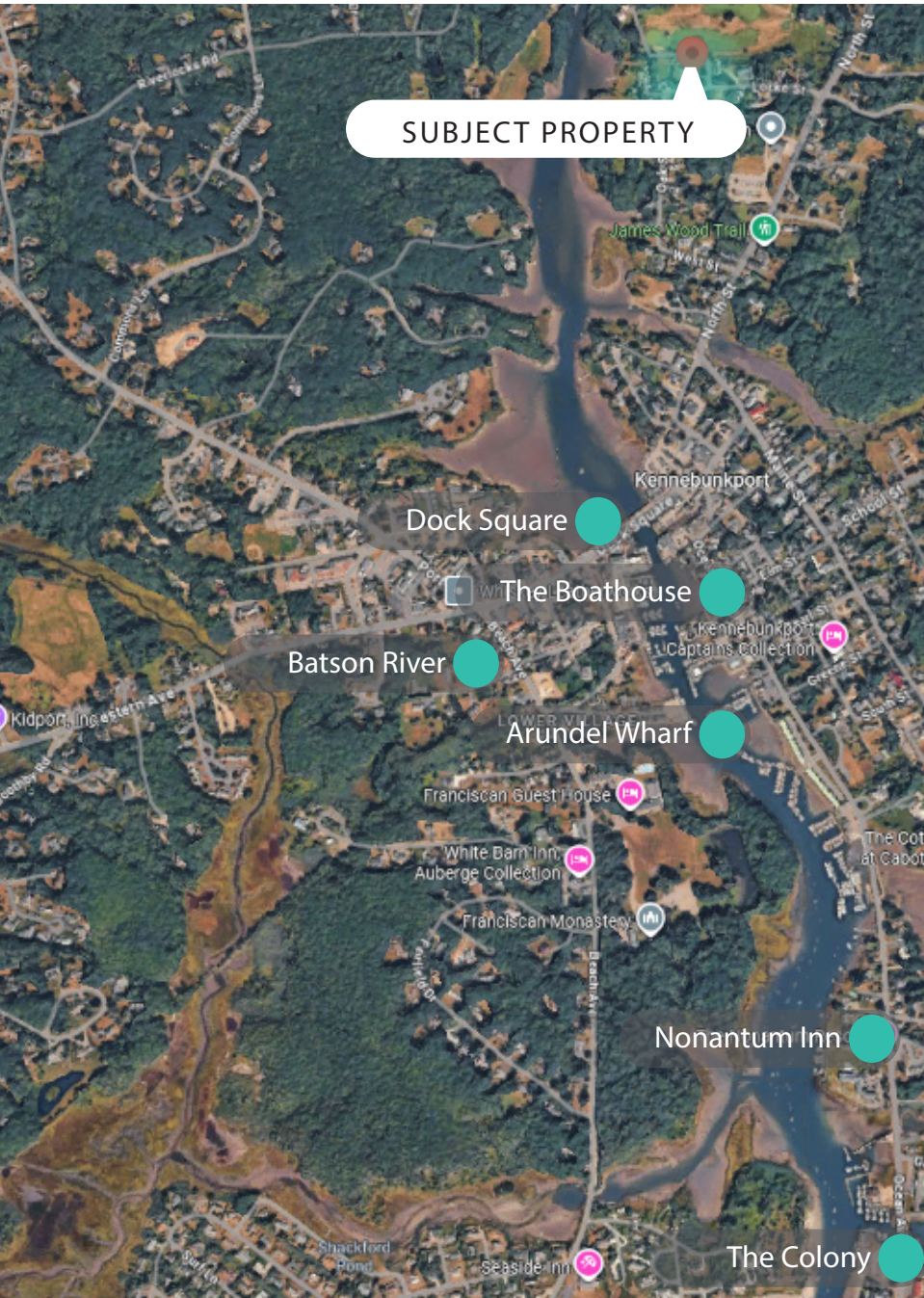
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/20/2026 at 1:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LOCATION MAP

15 Locke Street • Kennebunkport, ME



NEARBY

STAY



DINE



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BROKER RELATIONSHIPS FORM

15 Locke Street • Kennebunkport, ME



Dept. of Professional & Financial Regulation Office of Professional & Occupational Regulation **MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. Both the buyer and the seller must consent to this type of representation in writing.

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

*Remember!
Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on

To _____
Name of Buyer(s) or Seller(s)

By John Doyon, CCIM
Licensee's Name

on behalf of Malone Commercial Brokers (Company/Agency)

MREC Form 63 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.