

FOR SALE • INVESTMENT OPPORTUNITY

54 Toll Bridge Road • Eastport, ME



OCEANFRONT UNIQUE OPPORTUNITY

- 20± acres oceanfront parcel on Cobscook Bay with shoreline frontage
- Ideal opportunity for hospitality groups, RV Park, Event and specialty resort
- Significant land holdings with development potential (additional cabins, wellness/yoga retreat spaces, glamping, etc.)
- Unique waterfront farmstead setting on Maine's scenic Downeast coast
- Close proximity to Eastport's restaurants, galleries, festivals, marina and new airport

SALE PRICE: \$2,940,000



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PROPERTY OVERVIEW

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Property Overview

The property consists of a collection of residential-style structures thoughtfully spread across rolling terrain overlooking Cobscook Bay. The main residence serves as the centerpiece, complemented by additional cottages and outbuildings that provide flexibility for guest accommodations, studio space, or extended family use.

Spanning over 20± acres of private shoreline. This unique retreat comprises 10+ vacation rental units, historic farm infrastructure, and significant expansion potential. The property combines scenic natural beauty with a fully operational hospitality business, providing income and long-term growth prospects. The property is zoned for shoreland commercial, which allows expansion for additional lodging or cabins.

The land features a mix of open fields and wooded areas, creating a balanced landscape that enhances both usability and privacy. The extensive waterfront offers scenic views, potential for water access, and a strong connection to the surrounding coastal environment.

The property offers a tranquil Downeast setting known for its natural beauty, maritime heritage, and vibrant arts community. The area provides access to boating, fishing, hiking, and other outdoor recreational activities.

The property is situated just minutes from downtown Eastport, offering convenient access to local shops, restaurants, and marinas while maintaining a high level of privacy and seclusion.



PROPERTY SUMMARY

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Site Info

OWNER:	Ross Furman
DEED:	Book 1430, Page 190
ASSESSOR:	Map E2, Block C4, Lot 1
LOT SIZE:	20± AC
ZONING:	Shoreland General
PROPERTY TAXES:	\$14,844.70 (2022)



Building Info

YEAR BUILT:	1900
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt Singles
ELECTRICITY:	Amp and Phase
HVAC:	Heat Source, Central Air; FUEL!
UTILITIES:	Drilled Well, Septic system
SALE PRICE:	\$2,940,000



AERIAL PHOTOS

54 Toll Bridge Road • Eastport, ME



MAINE HOUSE

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CAPTAIN JACOB FARMHOUSE

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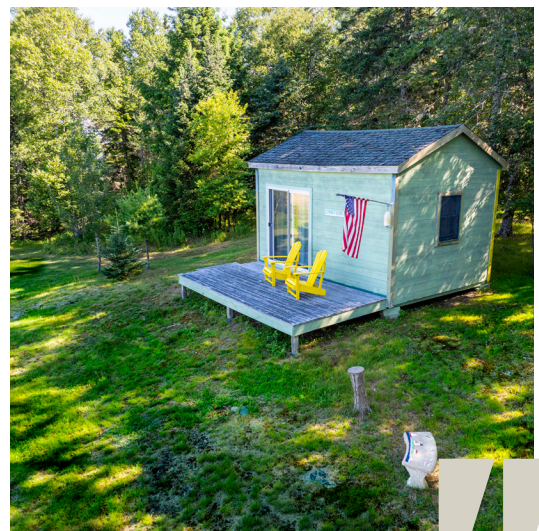
RED BARN

54 Toll Bridge Road • Eastport, ME



COTTAGES

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COTTAGES

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1. Ebb Tide Cottage

- Two bedroom cottage with views of Cobscook Bay and Eagle Pond
- Open-concept living space with full kitchen, dining area, and comfortable seating
- One full bathroom
- Well-equipped kitchen: full-size refrigerator, stove, microwave
- Private deck

2. Green House Cottage

- Queen bed
- Open concept space
- Outdoor shower
- Private deck

3. Red Barn

- Common area full kitchen
- Bathroom
- Two outdoor showers
- Washer and dryer
- Sitting area

4. Maine House

- Two story house
- Three bedroom
- Two bathrooms
- Second floor is an open concept design, with full kitchen, dining and living room area, and a large outside balcony
- Large deck on the second level giving a “bird’s eye” view of Cobscook Bay

5. Tide Water Cottage and Loft

- Two story cottage on the shore of Cobscook Bay and Eagle Pond.
- Two bedroom & loft
- 1.5 baths
- Open-concept living space with full kitchen, dining area, and comfortable seating

6. Sunset Cove Cabin

- Queen bed
- Open concept space
- Private deck with views of Cobscook Bay

7. Bunk House

- Two story rustic cabin
- First floor has small sitting area

8. Ocean Bay Cottage and Loft

- Two story cottage with loft
- First floor has full kitchen, living area and dining area
- 1.5 Baths
- Large private deck with water views

9. Bayside Cabin

- Queen bed
- Open concept space
- Private deck

10. Captain Jacob Lincoln 1790 Farmhouse

- Historic farmhouse
- Five bedroom
- Two full baths
- First floor has full kitchen, living and dining room

LOCATION MAP

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