

OFFERING MEMORANDUM

THOMPSON GREEN
309 SHORE ROAD,
OGUNQUIT, ME 03907





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EXECUTIVE SUMMARY

Thompson Green provides an opportunity to acquire a unique and irreplaceable property right in the heart of desirable Ogunquit, ME – conveniently located at the entrance to Perkins Cove, and just a short walk from the downtown corridor.

Thompson Green consists of two (2) buildings: The Plaza Building, which is a 10,736± SF two-story commercial building, and The Thompson House, a 1,872± SF historic residential building with previously approved expansion plans. The buildings are located on a 1.25± acre parcel that includes roughly 30± on-site parking spaces.

Thompson Green provides ultimate future flexibility. The property is suitable for an investor interested in re-tenanting the property, or for an owner-user looking to capitalize on the busy Ogunquit tourist community. The Plaza building features restaurant infrastructure for an incoming food & beverage user. Additionally, the flexible zoning and large lot size allow the possibility of a re-development into hospitality.

This extraordinary property is offered for sale for:

\$4,950,000



ASSET OVERVIEW

OWNER	James & Patricia Hartwell
REGISTRY OF DEEDS	4566/0078
ASSESSOR'S REFERENCE	Map 003, Block 017
NO. OF BUILDINGS	Two buildings
BUILDING SIZE	Thompson House: 1,872± SF Thompson Green Plaza: 10,736± SF
LAND AREA	1.25± AC
ZONING	LBD - Limited Business District
YEAR BUILT	Thompson House: 1750 Thompson Green Plaza: 1995
CONSTRUCTION	Wood frame
HEAT	Heat/AC Splits New boiler in Thompson House
ELEVATOR	One (1)
UTILITIES	Municipal sewer and water
PARKING	30 Paved parking spaces
ASSESSED VALUE (2021)	Land: \$855,700 Buildings: \$1,329,900 Total: \$2,185,600
REAL ESTATE TAXES	\$17,790.78
SALE PRICE	\$4,950,000



THOMPSON GREEN PLAZA



THOMPSON HOUSE



THOMPSON GREEN EXISTING FLOOR PLAN



THOMPSON HOUSE PROPOSED ADDITION



PROPOSED PLAZA ADDITION



AERIAL PHOTO



**PERKINS
COVE**

**THOMPSON
GREEN PLAZA**

**THOMPSON
HOUSE**

O G U N Q U I T , M A I N E

Ogunquit, which means “beautiful place by the sea” is a southern coastal town nestled between Wells and York and boasts 3.5 miles of sandy beaches and coastline making it a highly desirable tourist destination with ample restaurants, bars, theaters, art galleries, and shopping.

According to the 2020 United States Census Bureau, the population of Ogunquit is 1,577 and consists of 15.25 square miles, 11.07 square miles of that is water. During the summer months, the population increases to an estimated daily average of 75,000 to 80,000 people.

In the 17th century, Ogunquit was known as Fish Cove and was a shipbuilding and fishing village within the town of Wells. A tidewater basin, called Perkins Cove, was formed when the local fisherman dug a channel across the land to connect Fish Cove with the Josias River. In 1898, artists discovered the area, and the Ogunquit Art Colony was established. The climate ranges from warm to hot and humid summers and cold to severely cold winters.

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