

FOR SALE | INVESTMENT OPPORTUNITY

337 Commercial Street | Rockport ME



HARKNESS BROOK INN | IN THE HEART OF ROCKPORT

- Recently renovated inn with 20 guest rooms and private baths that are fully furnished
- Two-story, 6,412± SF building on 4.5± acres
- Originally built in 1965, and fully renovated in 2025
- Ideal opportunity for investors or hospitality groups
- Established year-round customer base: tourists, hikers, skiers, anglers, wedding/event guests
- Sale includes FF&E; see broker for details

SALE PRICE: \$3,200,000



CHERI BONAWITZ, CCIM

207.210.6638 D

207.240.6844 C

cheri@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

337 Commercial Street | Rockport ME



OVERVIEW

Harkness Brook Inn is a 6,412± SF building with 20 units, all of which were renovated this year. This beautiful Inn sits on 4.5± acres of land. A 2,622± SF residential home sits alongside it, which could be utilized as another rental or owner-user office space. This property has high visibility on the busy U.S. Route 1 (Commercial Street), which has 12,510± cars/day (AADT, 2022).

ROCKPORT

Rockport is a picturesque coastal town in Maine known for its scenic harbor, vibrant arts community, and welcoming small-town charm. Surrounded by rugged shoreline and rolling hills, the area offers sailing, kayaking, hiking, biking, and year-round cultural events. Beautiful in all four seasons, Rockport blends maritime heritage with modern appeal, making it a destination for both outdoor enthusiasts and lovers of the arts.





Break down of Renovations

- Updated life safety monitoring and security camera systems
- All new HVAC in guest rooms
- All new tiled bathrooms w/new glass shower doors and bathroom fixtures
- All new FF&E in office and all guest rooms
- All new doors and windows (window replacement fall 2025)
- All new RFID key card system for guest rooms
- Updated electrical and plumbing throughout 2025
- Full paint interior and exterior
- Fresh Driveway striping
- New PMS system
- New commercial ice dispensing machine
- Complete new commercial laundry equipment and chemical dispensing systems (60lb washer and dryer) including small residential washer dryer for light load requirements
- Major improvements to landscaping throughout 4.9 acres
- New 3X redundant Rinnai on demand domestic hot water generation
- New commercial grade window treatments in all guest rooms
- New exterior lighting, main street signage, and all wayfinding
- New dumpster pad and fencing
- All new linen and terry at PAR 2.5 with attic stock
- All new operational supplies/equipment for both Guest Services and Housekeeping departments

PROPERTY SUMMARY

337 Commercial Street | Rockport ME



OWNER: 337 Rockport LLC

DEED: Book 6225, Page 129

ASSESSOR: Map 20, Lot 107

LOT SIZE: 4.5± AC

BUILDING SIZE: 6,412± SF Inn
2,622± SF Residential Building

YEAR BUILT: 2007

YEAR RENOVATED: 2025

CONSTRUCTION: Wood frame

ROOF: Asph. GlS/Cmp

FRONTAGE: 495.34'± on Commercial St.

SIDING: Wood siding

FLOORING: Carpet, laminate, tile, wood

ELECTRICITY: Circuit breakers

HVAC: Electric Unit/AC

UTILITIES: Municipal sewer and water

SPRINKLER: Yes

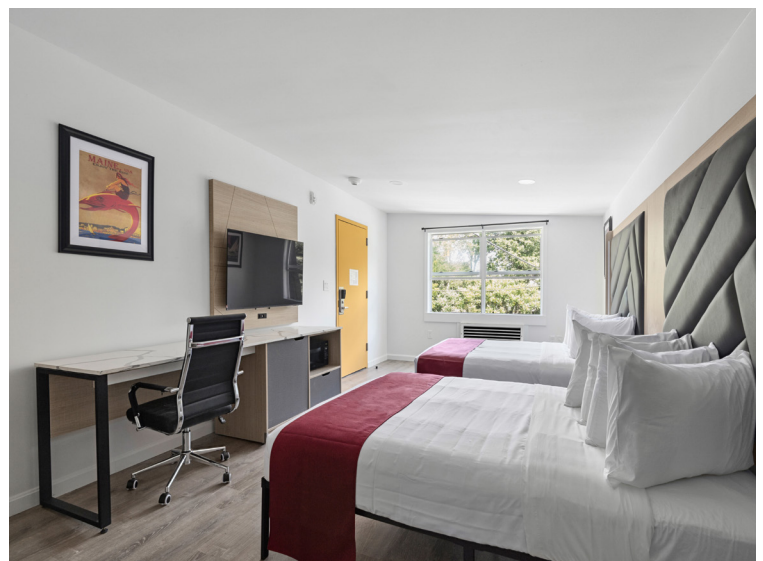
SIGNAGE: On building and pylon on Commercial St.

PARKING: Ample on-site

ZONING: Residential

PROPERTY TAXES: \$15,109

SALE PRICE: \$3,200,000



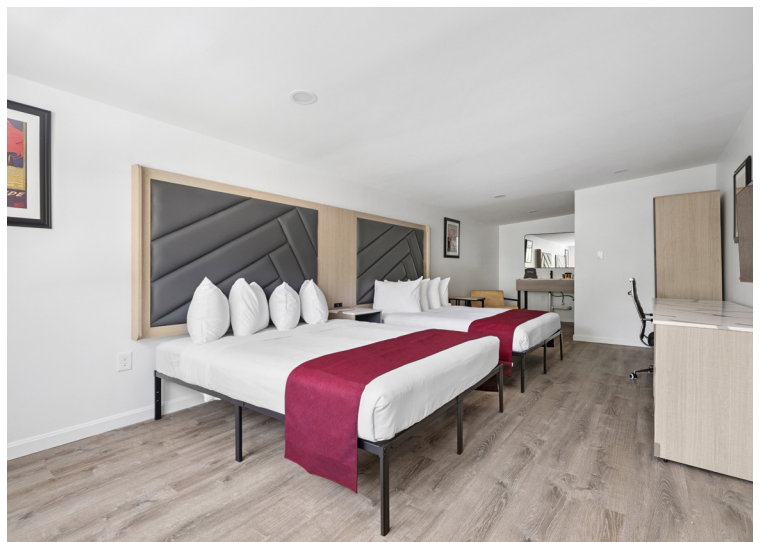
AERIAL PHOTOS

337 Commercial Street | Rockport ME



PHOTOS

337 Commercial Street | Rockport ME



PHOTOS

337 Commercial Street | Rockport ME



RESIDENTIAL BUILDING PHOTOS

337 Commercial Street | Rockport ME



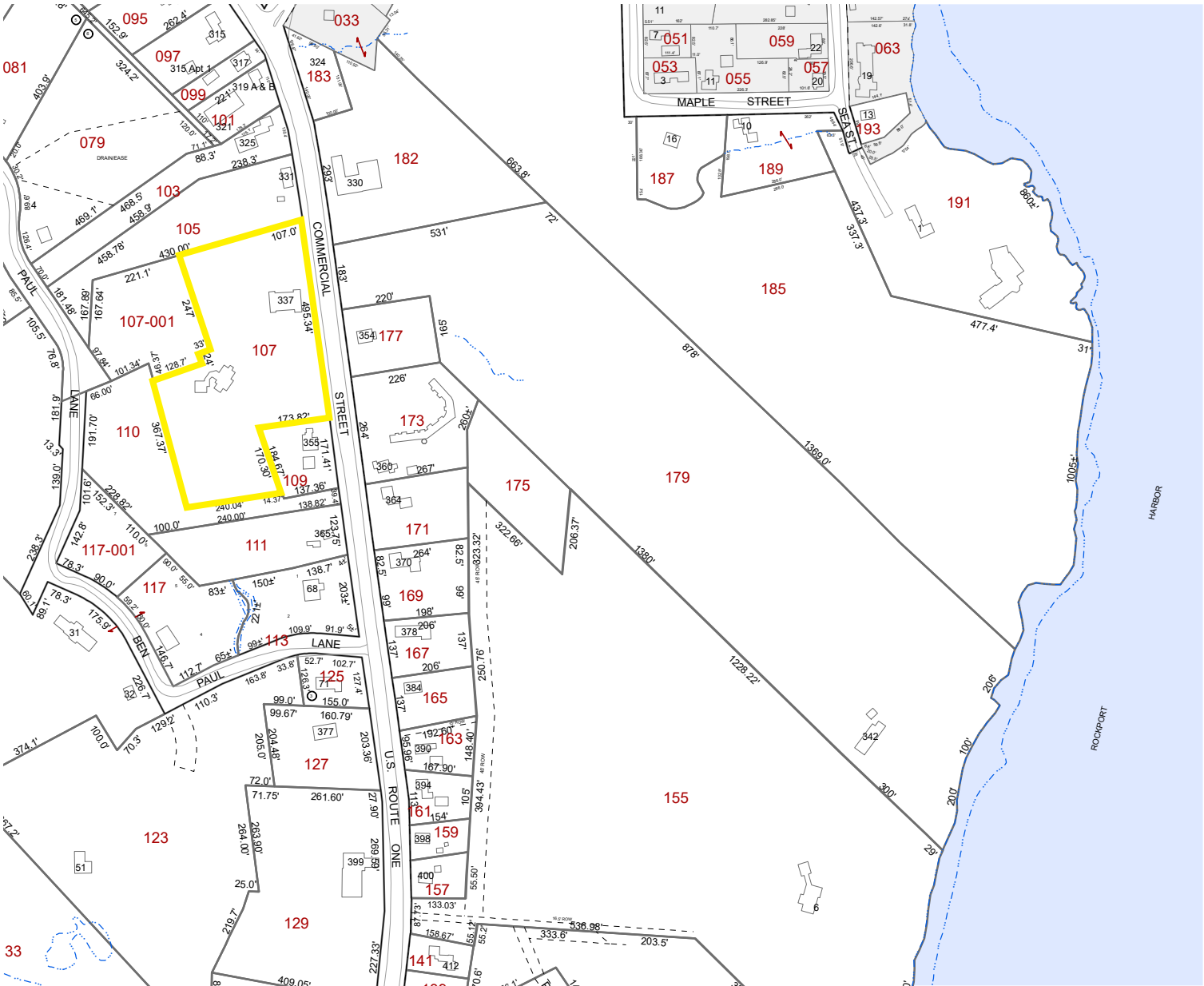
RESIDENTIAL BUILDING PHOTOS

337 Commercial Street | Rockport ME



TAX MAP

337 Commercial Street | Rockport ME



FOR SALE | INVESTMENT OPPORTUNITY

337 Commercial Street | Rockport ME



SUBJECT PROPERTY

Commercial Street (U.S. Rte 1)

This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



CHERI BONAWITZ, CCIM

207.210.6638 D

207.240.6844 C

cheri@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com