

Private Detail Report

MLS #: 1641382

County: Aroostook

List Price: \$1,200,000

Status: Active

Property Type: Commercial

Original List Price: \$1,200,000

Directions: Take Route 161 out of Caribou, turn right onto Route 162 to Sinclair, Long Lake Camps are located on the left & right side #109.



**109 Sinclair Road
Sinclair, ME 04779**

**List Price: \$1,200,000
MLS#: 1641382**



General Information

Year Built +/-: 1986 Lot Size Acres +/-: 2.77 Sqft Fin Total +/-: 5,036
Sub-Type: General Commercial

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 320	Zoning: LUPC
Surveyed: Yes	Src of Wtrfrt: Survey	Water Frontage Owned: 320	
Lot Size Acres +/-: 2.77	Water Views: Yes	Waterfront Shared +/-: 0	
		Water Body: Long	
		Water Body Type: Lake	

Interior Information

Total SqFt: 5,036 Year Built +/-: 1986

Property Features

Building Features: Internet Access Available; Storage	Basement: Slab	Heat System: Direct Vent Heater; Radiant
Parking: On Site	Construction: Wood Frame	Heat Fuel: Oil
Location: Deep Water Access; Rural; Water View; Waterfront	Foundation: Pillar/Post/Pier; Poured Concrete	Water: Private; Well
Electric: Circuit Breakers; On Site	Materials: Log Siding; Wood Siding	Sewer: Private Sewer; Septic Design Available; Septic Tank
Gas: Bottled	Roof: Metal	

Tax/Deed Information

Book/Page/Deed: 2217/148/Partial	Full Tax Amt/Yr: \$3,617.39/ 2025	Map/Block/Lot: AR021/07/25.1 & 26.1
Deed/Conveyance Type Offered: Quit Claim w/Covenant		Tax ID: 109SinclairRoadSinclair04779

Remarks

Remarks: Long Lake Camps in Sinclair, Maine offering four cabins directly on the lake with a four-unit lodge across the road and access to the lake. This property has been meticulously maintained and is ready for a new owner to take over and enjoy the cabins, lodge, and lake. All units in the lodge contain two bedrooms with an open kitchen and living room area plus a full bathroom. Amenities include a refrigerator, electric stove, microwave, TV, coming completely furnished. There are picnic tables & grills for each unit. In the lodge building there are two laundry areas, one coin op for guests and one for housekeeping. Lakefront are four cabins each with two bedrooms, amenities include kitchen/living room combo, propane stoves, refrigerators, microwaves, TV's, full bathrooms, and are completely furnished. There are four picnic tables, propane grills, and fire rings lakefront. Direct access to launch your boat from the property. The property has metal roofs on all structures and are open year round. Long Lake offers over 6000 acres with a maximum depth of over 160'. It is home to salmon, brook trout, smelts, and cusk. It has a history of offering an exceptional fishing experience all four seasons. Swimming and boating during the summer months, while ice fishing on the lake, cross country skiing, snow shoeing during the winter months plus snowmobiling on endless trails in Aroostook County offers endless recreational activity. If you have a passion to fish, hunt, snowmobile, or provide a place for folks to come and experience outdoor adventures, Long Lake Camps must just be the answer.

Showing Instructions: BrokerBay; Call Listing Broker; Email Listing Broker; Notice Required; Sign on Property; Text Listing Agent
Internal Remarks/Contingency: Lodge was built in 1986, Cabins in the 1950's but renovated.

Showing Remarks: Broker Bay, call, text, email listing agent.

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell	List Date: 10/18/2025	Expiration Date: 10/18/2026
Days On Market: 0	Withdrawal Date:	Pending Date:
		Terminated Date:
Name: LA: Deborah {Deb} Henderson (008256) LO: Realty of Maine (2165)	Primary: 207-852-7577 207-942-6310	Cell: 207-852-7577 Fax: 207-942-8099
		E-mail: deb@maineoutdoorpropertyteam.com

Prepared by Deborah {Deb} Henderson on Monday, October 20, 2025 1:29 PM.

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