

IDEALLY LOCATED WITHIN A SHORT DISTANCE OF ROCKLAND CITY CENTER AND HARBOR, BANKS, RESTAURANTS, MUSE-UMS, SHOPPING, MOTELS/ HOTELS AND PROFESSIONAL OFFICES.

2.19 ACRES WITH 1,150 FEET (+/-) OF FRONTAGE ON FOUR STREETS.

IDEAL FOR A MIXED USE RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY WITH UNOBSTRUCTED VIEWS OF ROCKLAND HARBOR, VINALHAVEN, NORTH HAVEN AND PENOBSCOT BAY.

THE PROPERTY IS ZONED DT COMMERCIAL, WHICH PERMITS A WIDE VARIETY OF COMMERCIAL AND RESIDENTIAL USES. THE PROPERTY IS ALSO LOCATED WITHIN THE OVERLAY ZONE WHICH MAY IMPOSE ADDITIONAL REQUIREMENTS RELATING TO THE DESIGN, APPEARANCE AND DEVELOPMENT OF THE PROPERTY.



View Of The Harbor From The Subject Property



PROPERTY AMENITIES

- Prime location and easy access to the center to Main Street and Rockland Harbor.
- Great building site with expansive water view.
- Public water and sewer, electricity, and cable TV/ internet onsite.
- According to FEMA Maps the property is above the flood zone.
- There are two buildings on the property. The concrete block building consisting of about.
- Property is level and to grade ready for development.
- The Landings Marina and Drydock Restaurant are just across the street of the subject property.
- If not attached there is a proposed mixed use development available for review. Please contact the Listing Agent for a copy of the proposal.

PROPERTY DESCRIPTION

This exceptional 2.19-acre property is centrally located in the heart of Downtown Rockland, with frontage on four streets and close proximity to Main Street shopping, banks, restaurants, professional offices, and other downtown amenities. Property is level and to grade ready for construction, with all utilities available on-site and ready to be connected for service. The property currently includes two older buildings leased to three tenants. All existing leases contain short-term termination provisions, providing flexibility for future redevelopment plans. With its substantial acreage, four-street frontage, central downtown location, and readily available utilities, this property offers a unique opportunity for redevelopment for a combination commercial/residential complex over looking Penobscot Bay.



SITE SPECIFICATIONS

Lot Size:	2.19 Acres (+/-)
Zoning:	DT Commercial. There is a zoning overlay encumbering the property
Deed:	KCRD Book 6213, Page 311
Map/Lot:	Map 2, Blk. B, Lot 1
Real Estate Taxes	\$15,378.98 - 26/27



PRICE & TERMS

Price: \$3,500,000 - cash at closing

Building Improvements:

There are two existing buildings located on the property.

Building No. 1 is a concrete block structure containing four drive-through overhead doors. The building contains approximately 6,320 square feet. The roof is rubber membrane system and appears to be in good condition. The building is served by electricity but is not connected to public water or sewer and does not have a plumbing system. There is no heating system. The floor consists of poured concrete.. The building is currently leased to a boat repair business that expires May 31, 2027.

Building No. 2 is a steel-frame structure with metal siding and a metal roof. The building is served by electricity but is not connected to public water or sewer. There is no heating system, and the floor is poured concrete. The building contains approximately 4,850 square feet. There are currently two tenants occupying Building No. 2. One expires September 30, 2026, and the other expires December 11, 2027.

All existing leases contain provisions allowing for termination upon the sale of the property

Miscellaneous Remarks:

Located to the rear of the two buildings is a sizable area that the owner has leased to various entities for short- term seasonal parking, primarily during the summer months.



View Of The Harbor From The Subject Property

Potential Development (Synopsis):



In approximately 2012, the property owner entered into an agreement with the City of Rockland to engage an architect to develop a conceptual plan for a project that would be attractive, appropriate, and suitable for the future development of the property. The following was based on zoning codes in 2012. Some updated modifications (if any) to the code may impact the any future concept designs today.

Following a review of the property and its surroundings, the architect prepared a conceptual development plan consisting of approximately 180,000 square feet of development, with the project designed to take advantage of its prominent location overlooking Rockland Harbor. The architectural design incorporated building materials, architectural details, and façade treatments intended to reflect and complement the established character of downtown Rockland.

The proposed development included the following uses:

- **Hotel:** 95 rooms - 74,000 square feet
- **Retail/Restaurant:** - 15,500 square feet
- **Professional Offices:** - 9,000 square feet
- **Residential:** 40 units - 81,500 square feet

The plan identified a total parking requirement of approximately 186 spaces and contemplated a 33% reduction in the applicable parking requirement. The proposed building height was approximately 65 feet, or five stories, meeting the applicable architectural design and facade requirements at the time of the preparation of the conceptual plan.

Under the conceptual plan, approximately 80% of the required parking may need to be off-site. The possibility of constructing a below-grade parking garage to accommodate some or all of the parking required for the proposed development was not addressed as part of the original concept and could warrant further consideration.

The conceptual plan was intended as a starting point and could be modified or redesigned to accommodate alternative uses, development concepts, or other ideas for the property.

The proposed development concept was presented to the City of Rockland and members of the public for review, input, and comment. Those in attendance expressed strong support for the overall concept presented.

Additional information regarding the proposed development, including applicable zoning information, the architect's narrative, conceptual plans, and architectural renderings, are available upon request.