

VALUE-ADD INVESTMENT OPPORTUNITY

Hospitality Redevelopment | Damariscotta, Maine



Prepared By

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OPPORTUNITY OVERVIEW

Farrell & Doak Hospitality Real Estate Group and RockWater Group of Keller Williams Realty are proud to present the rare opportunity to acquire a redevelopment opportunity in midcoast Maine. Nestled on nearly 40 acres, the Down Easter Inn in the picturesque town of Damariscotta, Maine, is a charming retreat steeped in rich heritage. With roots dating back centuries, this esteemed establishment is listed on the National Register of Historic Places boasting a Greek Revival façade that exudes timeless elegance.

The main house plays host to nine bedrooms (some with their own fireplace), reception area, impressive front porch, dining room, living room, and kitchen. 22 guestrooms were added in the 1980s, each with their own ensuite. Adjacent to the inn, the cottage offers a private retreat with two-bedrooms, living room, kitchen, and bathroom. A separate two-car garage allows for additional storage or alternate use (bike rental storage, fitness center, gift shop, etc.), and the expansive grounds are ideal for weddings, games, and other events.

Conveniently located just a short drive from Pemaquid Beach, Boothbay Harbor, and other local attractions, the Down Easter Inn presents a prime investment opportunity for Maine's thriving hospitality market.

Exclusively Listed at \$1,700,000



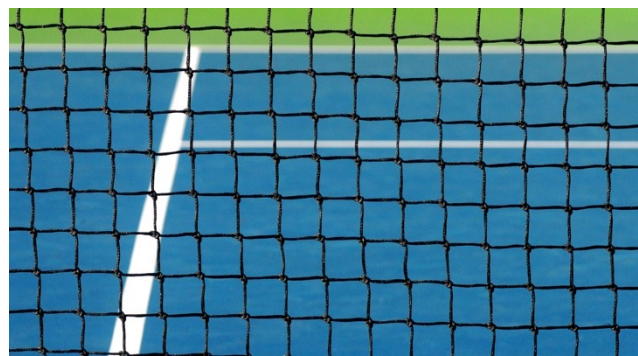
Potential For Additional Units, Luxury Camping, and Amenities

Set on nearly 40 acres of picturesque land in Damariscotta, Maine, the property presents a unique opportunity for expansion and enhancement. With ample space for additional units and the potential for luxury camping options, this property is primed to cater to a growing market of discerning travelers seeking unique experiences.

Furthermore, the introduction of new amenities, such as a pool and spa, fitness center, café, on-site dining or bar, paddle tennis or other courts, lawn games, fire pit, bike rentals, golf simulator, ice cream corner, etc., could significantly elevate the guest experience, transforming the Inn into a premier destination.

This potential for growth offers a lucrative opportunity for the right investor to capitalize on the untapped possibilities and set new standards in the region's hospitality market.

**Pictures not of property*



Significant Upside for Developer to Exit

The Down Easter Inn offers significant upside for developers with a vision for residential or condominium redevelopment. Given its extensive 39+/- acre property, the potential for transforming this site into a high-end residential community or luxury condominiums is immense. This redevelopment would require town approval, but the prime location and existing infrastructure provide a solid foundation for such a project. By converting the current 22 units, separate cottage, and additional rooms in the main house into desirable living spaces, a developer can significantly increase the property's value and appeal. This strategic transformation presents a lucrative exit opportunity, catering to the growing demand for quality housing in the charming town of Damariscotta.



BUILDING SUMMARY

Property: Down Easter Inn
Location: 218-220 Bristol Road
Damariscotta, Maine 04543
County: Lincoln

LAND DESCRIPTION

Area: 39.92 +/- Total Acres
Zoning: Residential / Rural
Assessor's Parcel(s): 001-028; 001-028-001; 001-030

IMPROVEMENTS

Years Built: 1850
Property Type: Independent Inn
Guestrooms: 22 guestrooms and a private cottage
Number of Buildings: 2
Building Area: 16,116 +/- Sq. Ft. of Living Space (Inn)
1,440 +/- Sq. Ft. (Cottage)
Number of Floors: 3

Sewer/Water: Private

Amenities:

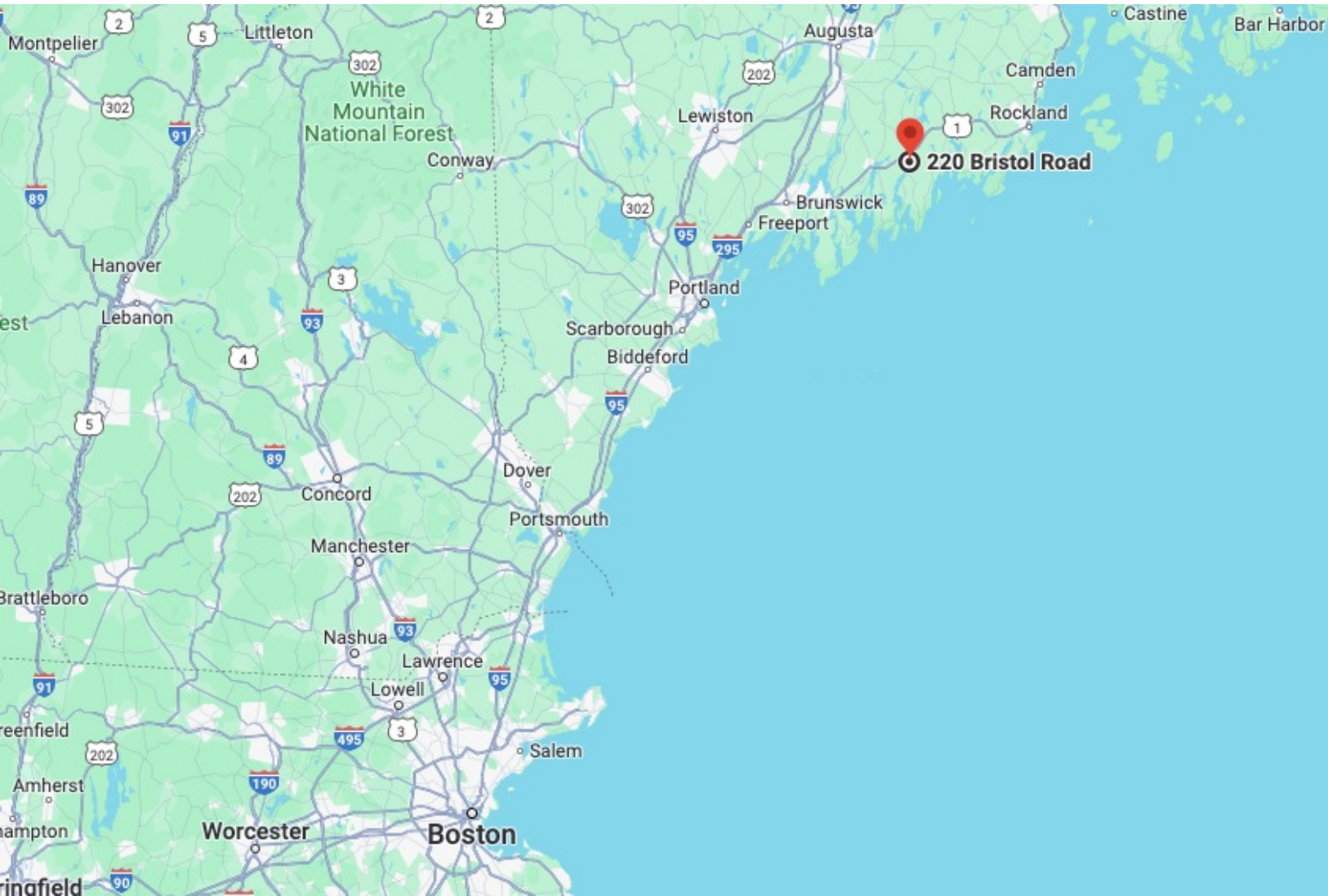
- Spacious Front Porch
- Expansive Grounds Ideal for Weddings/Events
- Reception Area
- Owner's Quarters
- Various Additional Bedrooms for Staff

Parking: 25+



LOCATION HIGHLIGHTS

- Two-minute drive to LincolnHealth Hospital
- One mile from downtown Damariscotta
- 30 minutes from Boothbay Harbor
- 40 minutes from Camden/Rockport
- One hour from Portland International Airport
- Under two hours from Portsmouth, NH
- Two hours forty-five minutes from Boston's Logan International Airport





Jan Kilburn
Art Studio

Kathleen
Horst Studio
and Gallery

Age Point Rd

ve Ln

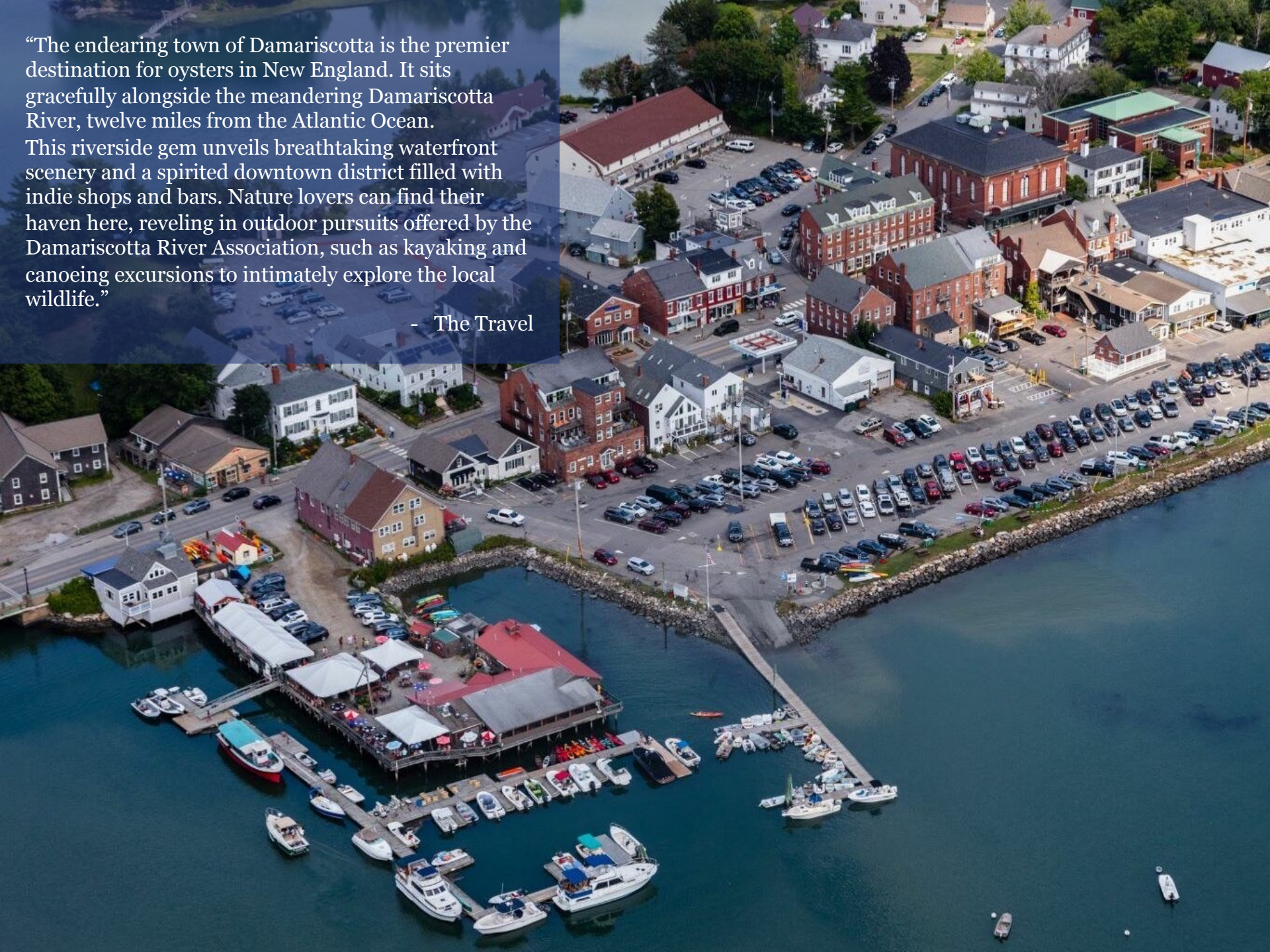
Cappelletti Dr

Bristol Rd

IRd

“The endearing town of Damariscotta is the premier destination for oysters in New England. It sits gracefully alongside the meandering Damariscotta River, twelve miles from the Atlantic Ocean. This riverside gem unveils breathtaking waterfront scenery and a spirited downtown district filled with indie shops and bars. Nature lovers can find their haven here, reveling in outdoor pursuits offered by the Damariscotta River Association, such as kayaking and canoeing excursions to intimately explore the local wildlife.”

- The Travel



Confidentiality & Disclaimer

Damariscotta, ME

FARRELL & DOAK



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