

FOR SALE



**376 MAIN STREET
ROCKLAND, MAINE**



FEATURES

- Centrally located downtown retail property is available.
- High traffic visibility and high pedestrian foot traffic.
- Single story building consisting of approximately 4,592/sf space including semi finished basement
- Very successful history of businesses in this property.
- Within a very short distance of three banks, restaurants, professional offices, Knox County District Court, Rockland Harbor and prominent retail shops.
- Basement offers ideal spot for storage of inventory or office records.
- Open floor plan is idea for retail/restaurant uses.



Property Summary

Address:	376 Main Street, Rockland, ME	Deed:	KCRD Book 5417, Page 076
Owner:	Natasha Holmes	Map/Lot:	Map 01, Blk E, Lot 008
Zone:	Downtown Commercial	RE Taxes:	\$8.132.00 24-25
Lot:	.06 acres with 31.5 front feet on Main Street		
Building	Brick frame building with stone foundation	Water/Sewer:	Public
Current Use:	Property was being used as a retail property.	Parking:	One spaces - paved
Size:	4,592 (+/-) square feet including the basement.	Electrical:	100 amp with circuit breakers.
Basement:	Full basement	Foundation:	Stone
Floor Finishes:	Carpet, wood and some vinyl .		
Heat:	Central A/C plus FHA with oil furnace		
Roof:	Rubber Membrane	Exterior:	Brick
Flooring	Carpet and wood on the first floor and concrete in the basement..		

Remarks: Prime retail space in the heart of downtown Rockland! This centrally located property offers high visibility and foot traffic, ensuring easy access for customers. With a strong history of successful ownership, it is perfectly positioned near renowned cultural attractions—including the Farnsworth Art Museum, the Wyeth Family Art Collection, and the Center for Maine Contemporary Art—right across Main Street. Just steps from Rockland Harbor, a variety of restaurants, and diverse shopping options, this space features an open layout, high ceilings, and charming brick interior walls, creating a unique and inviting atmosphere. A basement storage area provides convenient space for inventory and stock. Downtown Rockland is home to three major festivals—the Rockland Lobster Festival, the North Atlantic Blues Festival, and the Rockland Art Walks—along with vibrant Summer and Winter Solstice events, all drawing large crowds that benefit local businesses.

Price:	\$599,000.00	Terms:	Cash at closing
Contact:	Douglas M. Erickson, CCIM SVN The Masiello Group 318 Main Street Rockland, ME 04841 E-mail: erickson@soundvest.com Office: (207) 495-7518 Cell: (207) 446-3333	Availability:	Immediately



