

FOR SALE • RARE ROCKLAND HARBOR WATERFRONT OPPORTUNITY

75 Front Street • Rockland, ME



Boundaries are approximate

PRIME WATERFRONT LOCATION WITH DIRECT ACCESS TO PENOBSCOT BAY

- Rare waterfront development with substantial expansion potential. Mixed-Use zoning.
- Unobstructed panoramic 180' views of Rockland Harbor including: The Breakwater, Rockland Lighthouse, Penobscot Bay and Islands.
- Property has dinghy floats with expansion ability, as property is not limited by any federal channels, boat launch ramp is on site and 25 moorings are in place.
- Currently being operated as a full-service boatyard, providing boat storage and services.
- Front Street location is close to US Route One and walkable to Rockland's vibrant downtown.

REAL ESTATE SALE PRICE: \$2,895,000

*Business is offered for sale in conjunction with Real Estate



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OVERVIEW

75 Front Street • Rockland, ME



An exceptional opportunity to acquire 2.7+ acres of waterfront property with approximately 490' $\pm$ of shoreline along Rockland Harbor's North End and with 284' $\pm$ of Front Street frontage. The upper lot at street level, is presently clear of any structures, providing an unobstructed panoramic 180' view of: Rockland Harbor, the iconic Rockland Lighthouse, sunrises, moonrises, and the many islands of Penobscot Bay.

Two buildings are located at shore level totaling 8,980 $\pm$ SF consisting of a warehouse and a heated building with a work bay, three offices, a showroom, and ample parking. Existing waterfront infrastructure also includes a boat launching ramp, 25 moorings, dinghy floats, and transferable submerged lands lease with expansion ability. The property is not hindered by a federal channel and has the ability for a marina expansion with applicable permitting required.

This rare waterfront offering combines significant existing infrastructures with a broad range of permitted waterfront uses, which creates a compelling possibility for an owner user, investor, marine operator, or for future development. Located within Rockland's General Development zone (GD), Waterfront front subzone 4 and shoreland overlay, the property permits a diverse range of uses including mixed-use residential, marina, restaurants, hotel, motels, shipyard and excursion boats, boat launching facility, light commercial fishing, retail and service uses, and professional/ general offices. The Front Street location is walkable to Rockland's vibrant downtown shops, restaurants, and museums.

The property currently is operating as a full-service boatyard, serving a high-end clientele with boat storage and marine services. The marine business is also available for purchase in conjunction with the real estate. With its substantial waterfront presence, established marine use, the existing improvements and the versatile zoning, 75 Front St. represents a rare opportunity to acquire a significant waterfront holding in one of Midcoast Maine premier coastal communities.

PROPERTY SUMMARY

75 Front Street • Rockland, ME



Site Info

OWNER:	Ocean Ventures LLC
DEED:	Book 2566, Page 0344
ASSESSOR:	Map 15, Block A, Lot 9
LOT SIZE:	2.7± AC
PARKING:	Ample on-site parking & boat storage
ROAD FRONTAGE:	284'± along Front Street 490'± of shoreline abutting Rockland Harbor
ZONING:	GD – General Development Zone Part of the Shoreland Overlay WF-4 – Waterfront Subzone

Building Info

BUILDING SIZE:	Building 1: 5,400± SF Building 2: 3,580± SF Total: 8,980± SF
YEAR BUILT:	Building 1: 1960 Building 2: 1983 Year Renovated: 1994
CONSTRUCTION:	Steel & wood frame
SIDING:	Pre-finished metal
UTILITIES:	Municipal water/sewer

Business also available for sale. See Broker for details.



ZONING INFORMATION

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75 Front Street is located within Rockland's General Development Zone (GD). This property also lies within the Waterfront Sub Zone 4 which is within the Shoreland Overlay. The uses for this zone are as follows:

Permitted Residential Uses:

- Mixed-Use Residential

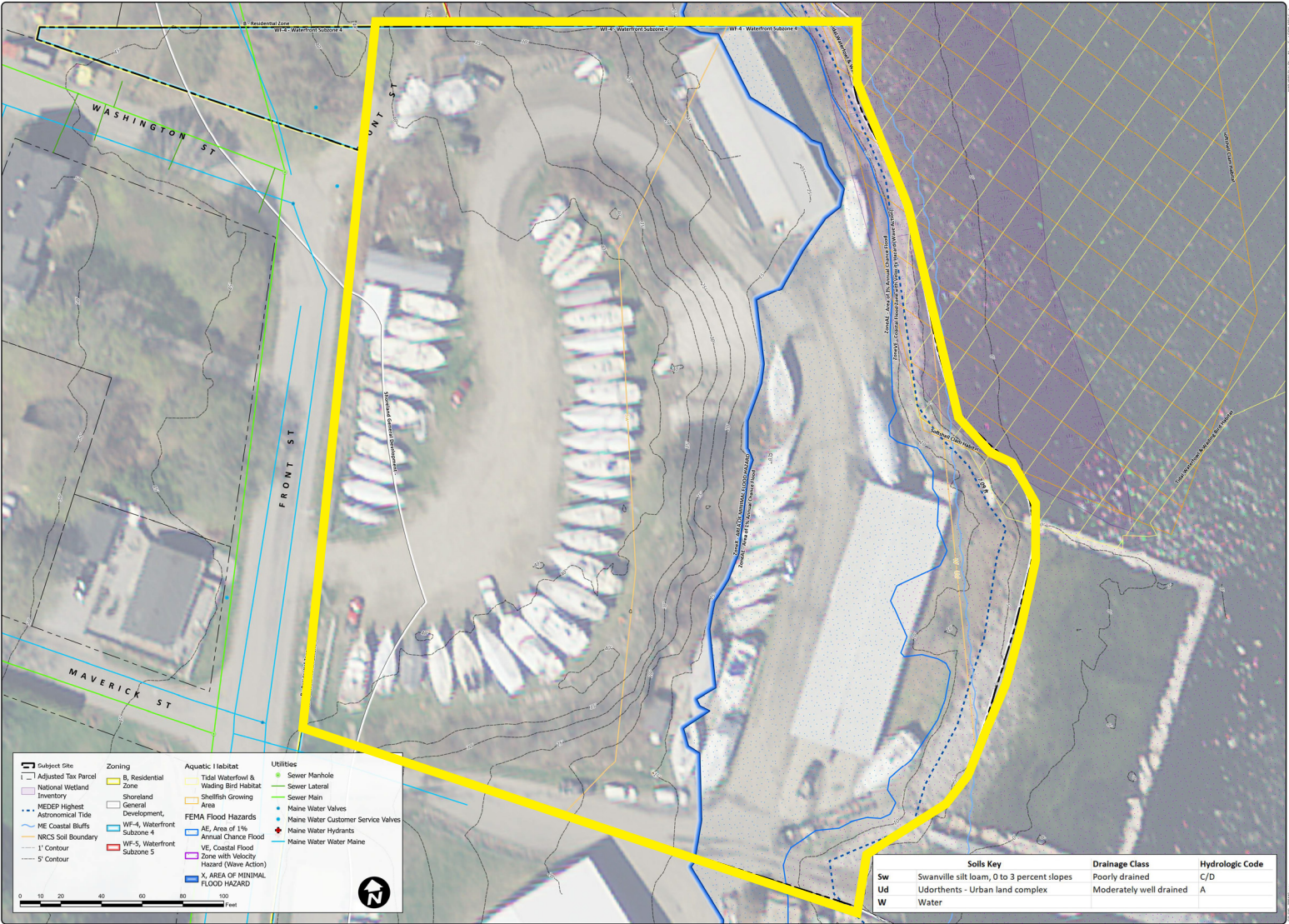
Permitted Commercial Uses:

- Retail Trade & Service Activities
- Public Recreational Uses or Private Water Dependent Uses
- Professional & General Offices
- Parks
- Public Essential Utilities
- Excursion Boats & Incidental Services (I.E. Ticket Booths, Etc.)
- Marinas
- Public or Private Wharves & Boat Launching Facilities
- Light Commercial Fishing Operations
- Restaurants
- Shipyards
- Ship's Chandlery
- Hotel/Motels
- Tradesman's or Craftsman's Offices, Shops & Showrooms.



SITE PLAN

75 Front Street • Rockland, ME



LOCATION MAP

75 Front Street • Rockland, ME



NEARBY

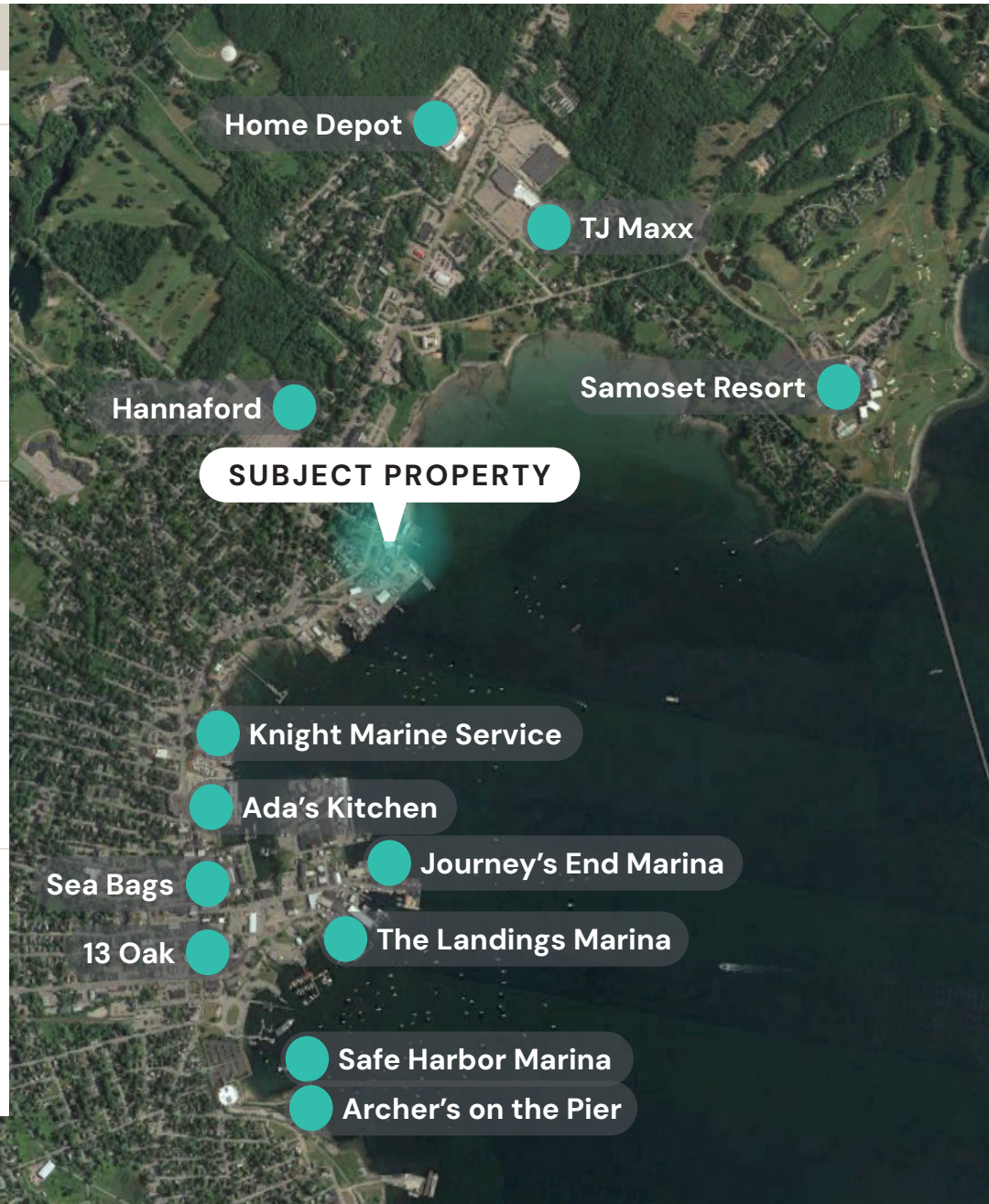
MARINAS



DINE



SHOP



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