



**DAIGLE
COMMERCIAL GROUP**

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POINT LOOKOUT
Recreation Center



POINT LOOKOUT

CONFIDENTIAL - \$5,700,000



TABLE OF CONTENTS

▶	INTRODUCTION	03
▶	PROPERTY DETAILS	04
▶	CABIN DETAILS	05
▶	CABIN MAP	06
▶	MAIN BUILDING - DETAILS	07

▶	PROPERTY AMENITIES	08
▶	UPSIDE OPPORTUNITIES	09
▶	GALLERY	10-16
▶	LOCATION & AREA HIGHLIGHTS	17-18
▶	DISCLOSURES AND CONTACT INFORMATION	19

POINT LOOKOUT

INTRODUCTION

Point Lookout is a substantial Midcoast lodging resort property featuring 40 cabins situated across a scenic 122±-acre campus-like setting, and a variety of existing guest amenities and recreational amenities. The operation is supported by a main guest services building, commercial laundry, recreation areas, storage facilities, hiking trails, and a turf sports field.

The property provides a flexible foundation for continued lodging operations, expanded hospitality use, group retreats, events, and recreation-based programming, as well as future repositioning and development.

With its substantial land area, existing lodging inventory, supporting infrastructure, and access to Midcoast Maine's strong leisure and recreation demand, this is a rare opportunity for an experienced lodging operator, investor, developer, or retreat-focused buyer to acquire a sizeable and versatile investment asset in one of Maine's most desirable coastal regions.



PROPERTY DETAILS



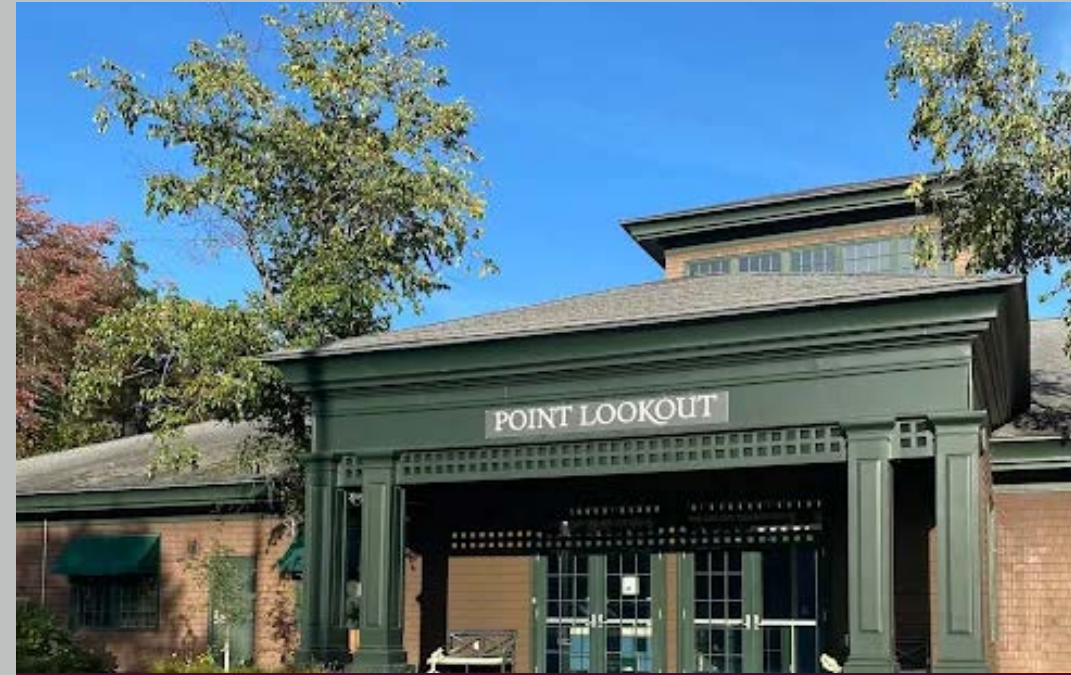
CABINS

- 40 Cabins
- 8 Three-Bedroom cabins
- 25 Two-Bedroom Cabins
- 7 One-Bedroom Cabins

All Cabins Have:

- Screened Porch
- Heat/AC
- Kitchen with a stove (or hotplate), varying size refrigerators, microwave, and cookware/dishware
- TV and wifi

[Click Here for More Cabin Info on Next Page](#)



MAIN ENTRY BUILDING

- Former Linconville Shool
- Reception Area
- Guest Gym
- Guest Co-Working Space
- Guest Laundry
- Conference/Event Space
- Heat pumps installed in 2021
- Classrooms repurposed as storage areas, a commercial laundry, and a garage
- [Click Here for Detailed Overview](#)



RECREATION CENTER

- Full Turf Soccer Field
- Bleachers with seating for spectators
- Full Gym
- Ping Pong and Pool Tables
- 4 miles of Hiking Trails

[Click Here For Detailed Overview](#)

CABINS



THREE BEDROOM

- 8 keys
- Accommodates 6 people
- Private King Bedroom / Bath – Second Floor
- King & Queen Bedroom / Bath – Ground Floor
- Spacious Dining and Living Area
- Full Kitchen – stove, full refrigerator
- Screened Front Porch
- 1,300 sq. ft.



TWO BEDROOM

- 25 Keys
- Accommodates 4 people
- Two Queen Beds / Two En-suite Baths
- Large Dining & Living Area
- Full Kitchen – stove, $\frac{3}{4}$ refrigerator
- Screened Front Porch
- Gas Fireplace
- 720 sq. ft.



STUDIO

- 7 keys
- Accommodates 2 people
- King Bedroom / Bath
- Dining and Living Area
- Kitchen – half-size refrigerator, microwave, hot plate
- Gas fireplace
- Screened Front Porch
- 525 sq. ft.

CABIN MAP



MAIN ENTRY BUILDING - DETAILS

- **Former Lincolnville School Building / Main Entry Building**
- **Serves as the main entry and support building for the cottage rental business**
- **23,300± SF of total floor area.**
 - **7,920± SF of rear unheated storage space**
- **Former classroom areas have been repurposed for:**
 - **Storage**
 - **Commercial laundry**
 - **Garage use**
- **Guest-facing areas include:**
 - **Reception area**
 - **Large guest gym**
 - **Guest work area**
 - **Guest laundry room**
 - **Conference / party space**
 - **Guest recreation room**
- **Restroom facilities include:**
 - **3 functioning lavatory restrooms**
 - **Separate shower room**
 - **2 additional restrooms in the rear storage area with plumbing turned off**
- **Heat pumps were installed throughout the building in 2021, providing heat and air conditioning.**



PROPERTY AMENITIES

POINT LOOKOUT RECREATION CENTER



- 5,000 sq. ft. fitness center
- Machines and Free Weights
- Cardio machines
- Full-Size Turf Soccer Field with bleachers and seating for spectators
 - 20-by-32-foot restroom building with seasonal bathrooms.
- Outdoor playground
- Outdoor Basketball Court
- Ping Pong and Pool Tables
- Outdoor Volleyball Court
- Outdoor Pavilion and Picnic Tables
- Spin Bikes
- Yoga Studio
- Gift and Sundries Shop
- 4 miles of Hiking Trails with access to Knight Pond Road and public swimming and boat launch



UPSIDE OPPORTUNITIES

The property offers a compelling opportunity to build upon the existing lodging operation while further utilizing the substantial land area, support buildings, recreational amenities, and existing guest infrastructure already in place.

The current highest and best use, as improved, is the continued operation of the property as a cabin rental property. The property benefits from 40 existing rental cottages, a substantial main guest services building, commercial laundry, guest amenity spaces, storage areas, hiking trails, and a turf athletic field. These improvements provide a strong foundation for continued lodging operations with multiple potential avenues for incremental revenue growth.

- **Expanded Use of the Main Building**

- The former school building includes reception, guest work areas, commercial laundry, gym space, recreation areas, conference/party space, storage, and other functional areas. Further activation of this building could create additional guest value and potential revenue opportunities.

- **Enhanced Cottage Rental Performance**

- Continue to refine the existing cottage rental operation through improved revenue management, dynamic pricing, expanded marketing, direct booking strategies, and stronger seasonal packaging.

- **Group Retreats and Buyout Opportunities**

- The campus-style layout, 40 cottages, guest amenity spaces, and recreational areas create potential for retreats, reunions, corporate gatherings, wellness groups, educational groups, and other multi-unit bookings.

- **Event and Gathering Revenue**

- Existing conference/party space, guest recreation areas, turf field, and cottage inventory may support small-scale private events, retreats, or group programming, subject to applicable approvals and operational planning.

- **Athletic Field Utilization**

- The artificial turf field and spectator seating may offer potential for sports camps, youth programs, private rentals, training clinics, or group use, subject to local approvals and operating considerations.

- **Recreation-Based Programming**

- The hiking trails, athletic field, open land, and proximity to Midcoast Maine's outdoor recreation demand may support expanded guest programming, including wellness retreats, sports camps, nature-based stays, seasonal packages, or guided recreation partnerships

- **Selective Land Use or Subdivision Potential**

- The property's significant acreage may provide future flexibility for additional residential, lodging, recreational, or complementary commercial uses, subject to zoning, permitting, and subdivision approvals.

- **Long-Term Repositioning Potential**

- With substantial existing infrastructure and a sizeable landholding, the property may appeal to buyers seeking a lodging business, retreat campus, recreation-based hospitality asset, or longer-term redevelopment opportunity.

GALLERY - RECEPTION CENTER



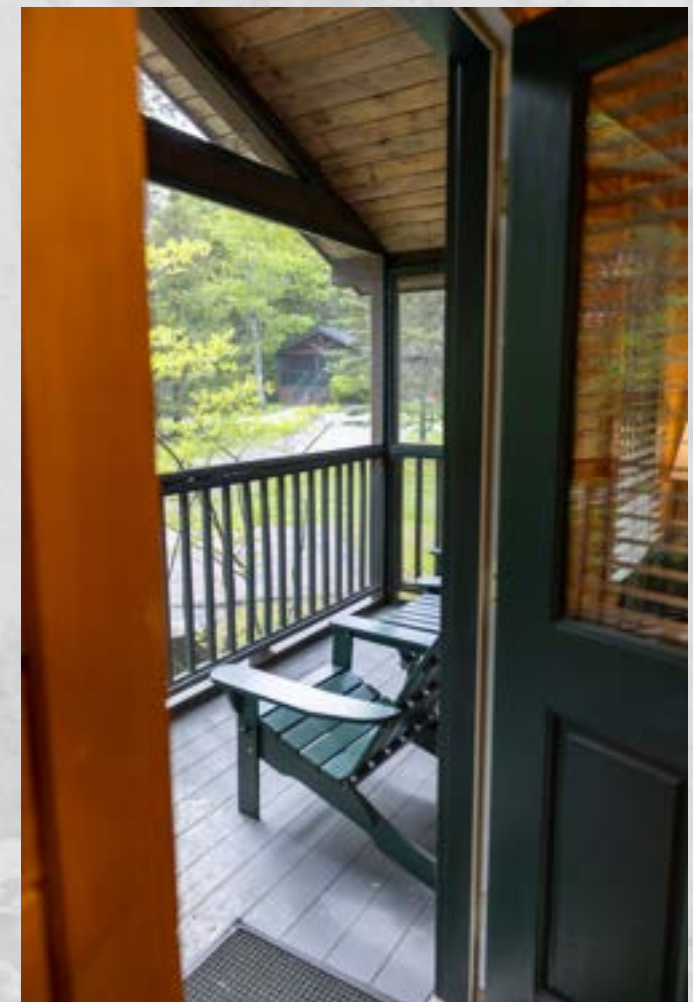
GALLERY - THREE BEDROOM CABINS



GALLERY - TWO BEDROOM CABINS



GALLERY - STUDIO CABINS



GALLERY - AMENITIES



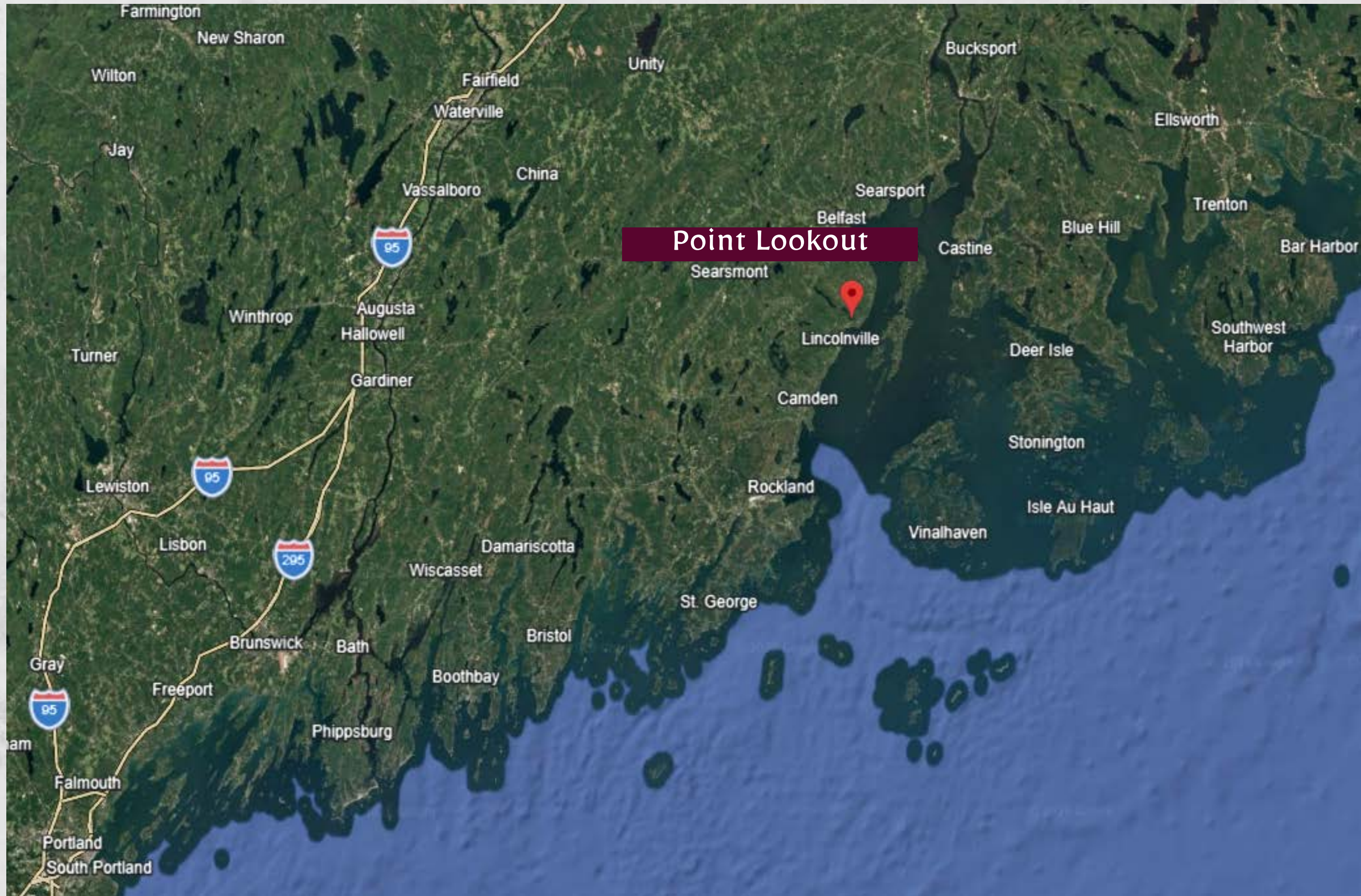
GALLERY - AMENITIES



GALLERY - AERIALS (CLICK HERE FOR MORE)



LOCATION



NORTHPORT / MIDCOAST MAINE LOCATION OVERVIEW



Northport is a coastal Midcoast Maine community located along Route 1 between Belfast and Lincolnville, with convenient access to Camden, Rockport, Rockland, Penobscot Bay, and the broader Midcoast tourism market. The area benefits from a strong blend of coastal recreation, boating, hiking, arts and culture, dining, seasonal tourism, and access to some of Maine's most recognized harbor towns. Northport is also well positioned within driving distance of Portland, Augusta, Bangor, and Acadia National Park, making it accessible to both in-state and regional leisure travelers.

Investment Highlights:

- **Strategic Midcoast Maine Location:** Northport is positioned along Maine's desirable Midcoast corridor, between Belfast and Lincolnville, with convenient access to Camden, Rockport, Rockland, Penobscot Bay, and Route 1 coastal tourism traffic.
- **Proximity to Established Tourism Destinations:** The property benefits from its location near several of Midcoast Maine's most recognized coastal communities, including Belfast, Camden, Lincolnville, Rockport, and Rockland — all established leisure travel destinations.
- **Access to Penobscot Bay and Coastal Recreation:** Northport sits along Penobscot Bay, with the surrounding region known for boating, sailing, kayaking, beaches, harbor villages, and scenic coastal drives. Bayside, part of Northport, is described as a peaceful coastal village on Penobscot Bay.
- **Route 1 Visibility and Regional Connectivity:** The Midcoast Route 1 corridor is one of Maine's primary coastal travel routes, connecting visitors to Camden, Belfast, Rockland, Bar Harbor, and Acadia National Park.
- **Near Camden / Rockport / Lincolnville Demand Drivers:** Camden, Rockport, and Lincolnville are located in the heart of coastal Maine along Penobscot Bay and are known for working harbors, galleries, shops, boating, and coastal tourism.
- **Appeal to Regional Drive-To Travelers:** Northport's location within Midcoast Maine positions it well for drive-to leisure travelers from Portland, Southern Maine, Greater Boston, and broader New England.
- **Long-Term Coastal Maine Land Value:** Large acreage in proximity to Penobscot Bay, Route 1, and established Midcoast communities is increasingly difficult to replicate, supporting the property's long-term investment appeal.

Disclosures and Contact Information

THANK YOU

EXCLUSIVELY LISTED



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