

# BOOTHBAY HARBOR COMMERCIAL BUILDING

10 McKown Street • Boothbay Harbor • 04538



\$399,000

Located in the heart of Boothbay Harbor's downtown, this commercial building has excellent exposure with prime sidewalk frontage along McKown Street and an easy stroll to the waterfront and parking. Explore this rarely available opportunity to own a piece of commercial downtown and create your own business opportunity. Currently this is home to a retail shop with approximately 735 sq. ft. on one floor. Town water and sewer make many options available for use- at one time this was a successful pastry shop. If you have ever dreamed of your own gallery or business, this is a wonderful opportunity to create one.



**Tindal & Callahan** Real Estate

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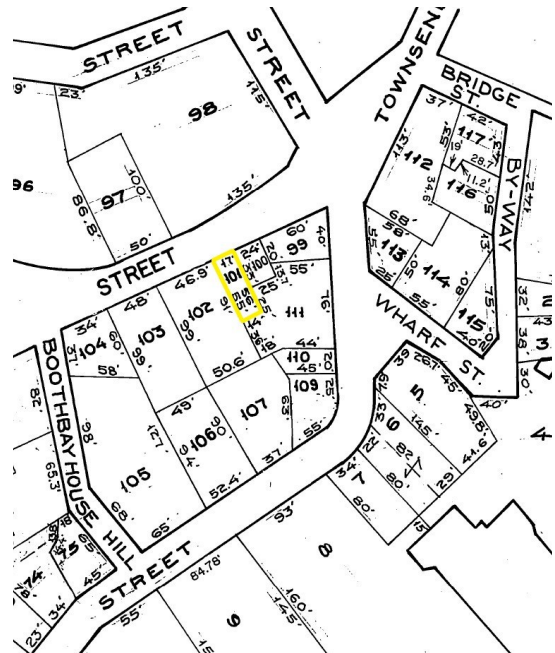
<b>Price:</b> \$399,000	<b>Taxes:</b> \$3,403.89 (24-25)	<b>Style:</b> Commercial/Retail
<b>GLAAG:</b> 735 sq. ft. +/- (Public Record)	<b>Lot Size:</b> 0.02 Acres +/-	<b>Flood Zone:</b> No
<b>Tax Map:</b> 15	<b>Lot #:</b> 101	<b>Zoning:</b> Downtown Business A
<b>Waterfront/Water View/Access:</b>	Nearby Public Access	

<b>Age:</b> 1973 +/-	<b>Siding:</b> Wood Shingle
<b>Foundation:</b> Block and Posts	<b>Water Supply:</b> Municipal
<b>Basement:</b> Crawl Space and Open in Back (Posts)	<b>Heating System:</b> Electric
<b>Sewer:</b> Municipal	<b>Hot Water:</b> Propane Rinnai
<b>Garage:</b> N/A	<b>Other Buildings:</b> N/A
<b>Attic:</b> N/A	<b>Floors:</b> Wood
<b>Fireplace:</b> N/A	<b>Deck:</b> N/A
<b>Woodstove:</b> N/A	<b>Porch:</b> N/A
<b>Association Fees:</b> N/A	<b>Furnishings:</b> N/A

**Display:** | 50' x 15' (approx.) - open retail space with wood ceiling, woodwalls, and wood flooring

**Half Bath:** | With sink vanity, flush, and wood flooring

**Closet:** | Small storage closet with utilities (100 amp electrical, one meter)



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The information presented above is gathered from personal observation and interview with owner(s). Although believed to be accurate, this agency cannot and does not guarantee the accuracy. Prospective buyers are encouraged to seek clarification or additional information regarding any questions. 8/13/2025