

FOR SALE


THE BOULOS
COMPANY

PRICE REDUCTION!

CLASSIC 1950S MOTEL – TURNKEY HOSPITALITY OPPORTUNITY

360 COMMERCIAL STREET, ROCKPORT, ME 04856

Tripadvisor
Travelers'
Choice Awards

2025

Tripadvisor
Travelers'
Choice Awards

2024

Travelers'
Choice

2023

Travelers'
Choice

2022

EXECUTIVE SUMMARY

The Starlight Lodge at Rockport Harbor is a turnkey hospitality property that has undergone extensive capital renovations in recent years and is ready for new ownership to expand upon the existing business. The property consists of 15 unique and well-appointed guest rooms, a three-bedroom owner's residence with a large kitchen with potential for commissary use, a heated inground pool, and multiple outbuildings for storage and further development. Capturing a cool 1950s roadside motel aesthetic, the retro-inspired decor and finishes set it apart from its competitive set and provide a strong base for a new owner to capitalize on additional branding and marketing efforts.

Set along Route 1 in Rockport, the property offers easy access to downtown Camden and Rockport shopping, restaurants, and harbors, Rockland Harbor and its ferries and festivals, Mount Battie in Camden Hills State Park, various lakes/hiking/golf/lighthouses, as well as proximity to road trippers and families visiting Acadia National Park (1 hour 40 min).

This extraordinary property is offered for sale for:

~~\$1,595,000~~
\$1,495,000

PROPERTY DETAILS

OWNER	Starlight Lodge Rockport, LLC
DEED REFERENCE	Book 4951, Page 250
ASSESSOR'S REFERENCE	Map 20, Lot 173
BUILDING SIZE	7,093± SF
LOT SIZE	1.64± AC
LOT FRONTAGE	264' on Route One
ZONING	906 – Mixed Business/Residential
YEAR BUILT	1960 (Renovated in 2015)
HEAT SYSTEM	Motels: Electric & propane House: Oil hot water
UTILITIES	Municipal water & sewer
TRAFFIC COUNT	12,510 (MDOT, 2022)
REAL ESTATE TAXES	\$12,204.47/year (FY 2025)
SALE PRICE	\$1,595,000 \$1,495,000



EXTERIOR PHOTOS



INTERIOR PHOTOS

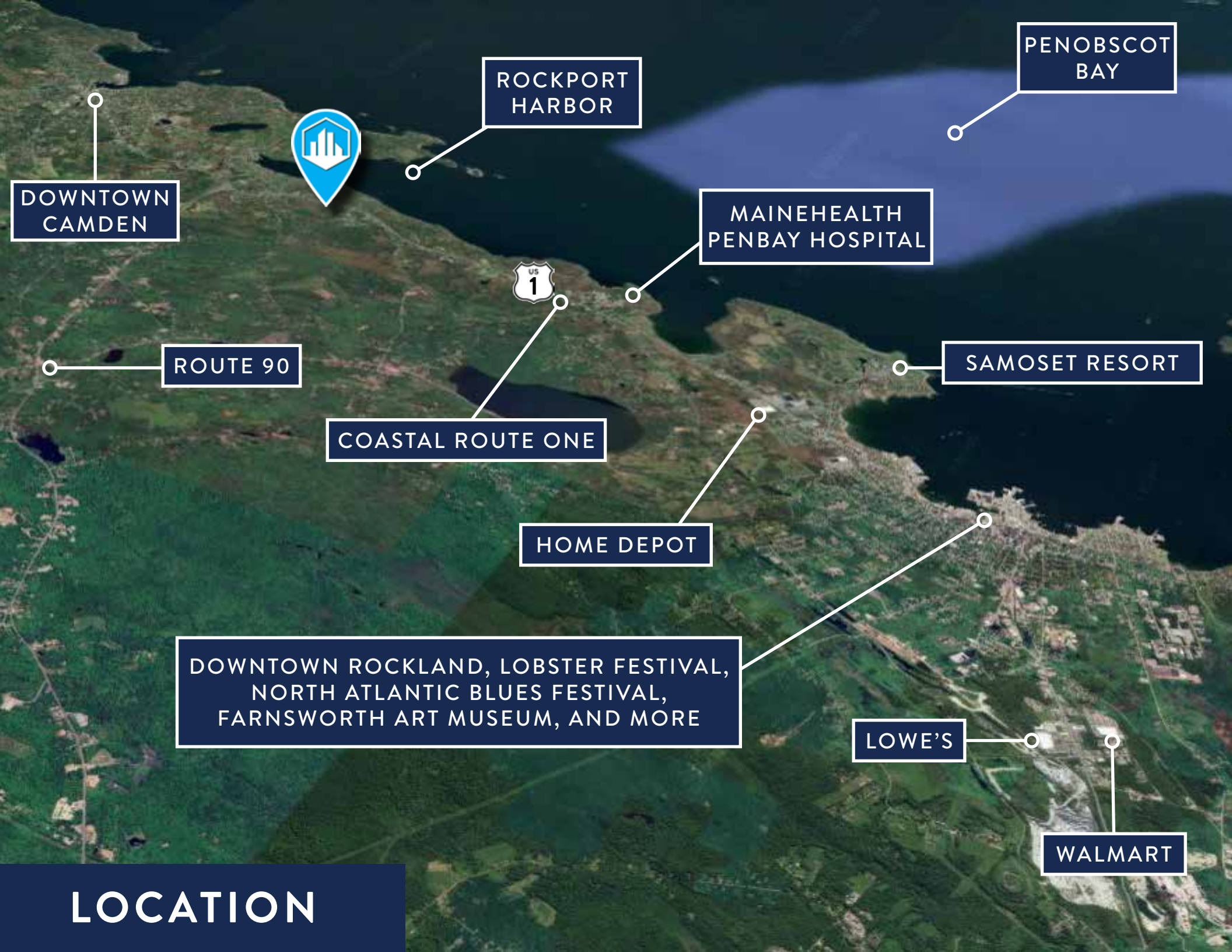


MAINE'S MIDCOAST REGION

"Maine's Midcoast Region" spans the Maine coast between Portland and Bar Harbor, dotted with charming coastal towns and undiscovered nooks. The region is known for its striking waterfronts, coastal hiking, boating, and a burgeoning local food scene.

Camden and Rockport are the heart of this region, anchored by their harbors with plentiful working and leisure boat traffic, as well as their downtowns filled with local shops and restaurants. In addition, Camden Hills State Park, multiple preserves and nature trails, and an attractive pace of life draw people to where "the mountains meet the sea." In recent years Camden and Rockport have become an increasingly desirable stop for travelers looking to write their own story in "Maine."





DOWNTOWN
CAMDEN

ROUTE 90

COASTAL ROUTE ONE

HOME DEPOT

DOWNTOWN ROCKLAND, LOBSTER FESTIVAL,
NORTH ATLANTIC BLUES FESTIVAL,
FARNSWORTH ART MUSEUM, AND MORE

LOWE'S

WALMART

ROCKPORT
HARBOR

MAINEHEALTH
PENBAY HOSPITAL

SAMOSET RESORT

PENOBSCOT
BAY

LOCATION



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