

FOR SALE • WATERFRONT OPPORTUNITY

75 Front Street • Rockland, ME



Boundaries are approximate

PRIME WATERFRONT LOCATION WITH ACCESS TO PENOBSCOT BAY

- Rare waterfront development with substantial expansion potential.
- Residential development allowed on the upper lot, with amazing panoramic oceanfront views.
- Property has dingy floats, with transferable submerge lease, which can be expanded, as property is not limited by any federal channels. Boat launch ramp is on site and moorings are in place.
- Currently operating as a full service boatyard, serving high end clientele with boat storage and boat services. Business is also for sale in conjunction with real estate.

SALE PRICE: \$2,995,000



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PROPERTY SUMMARY

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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

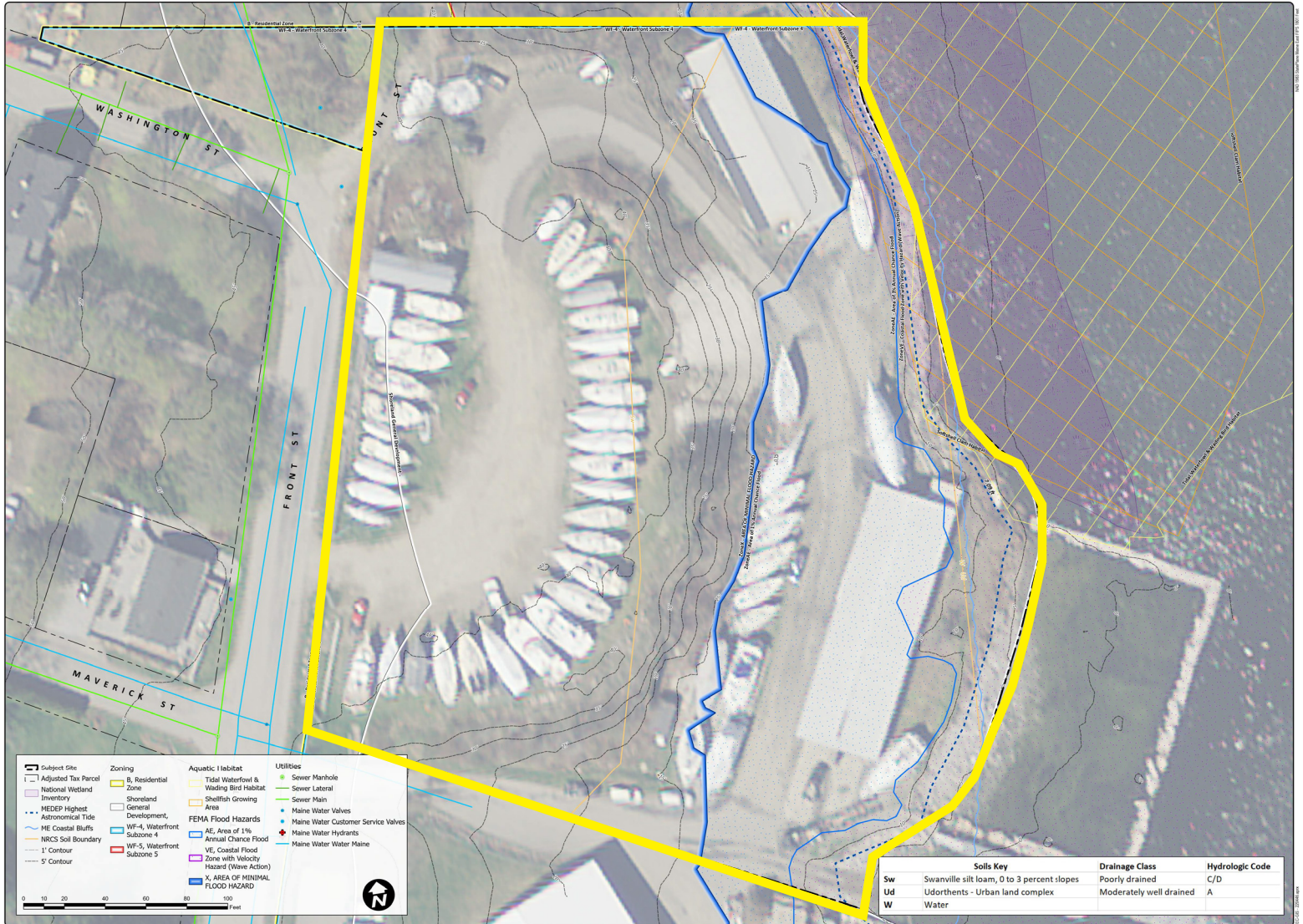
Permitted Commercial Uses:

- 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

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NEARBY

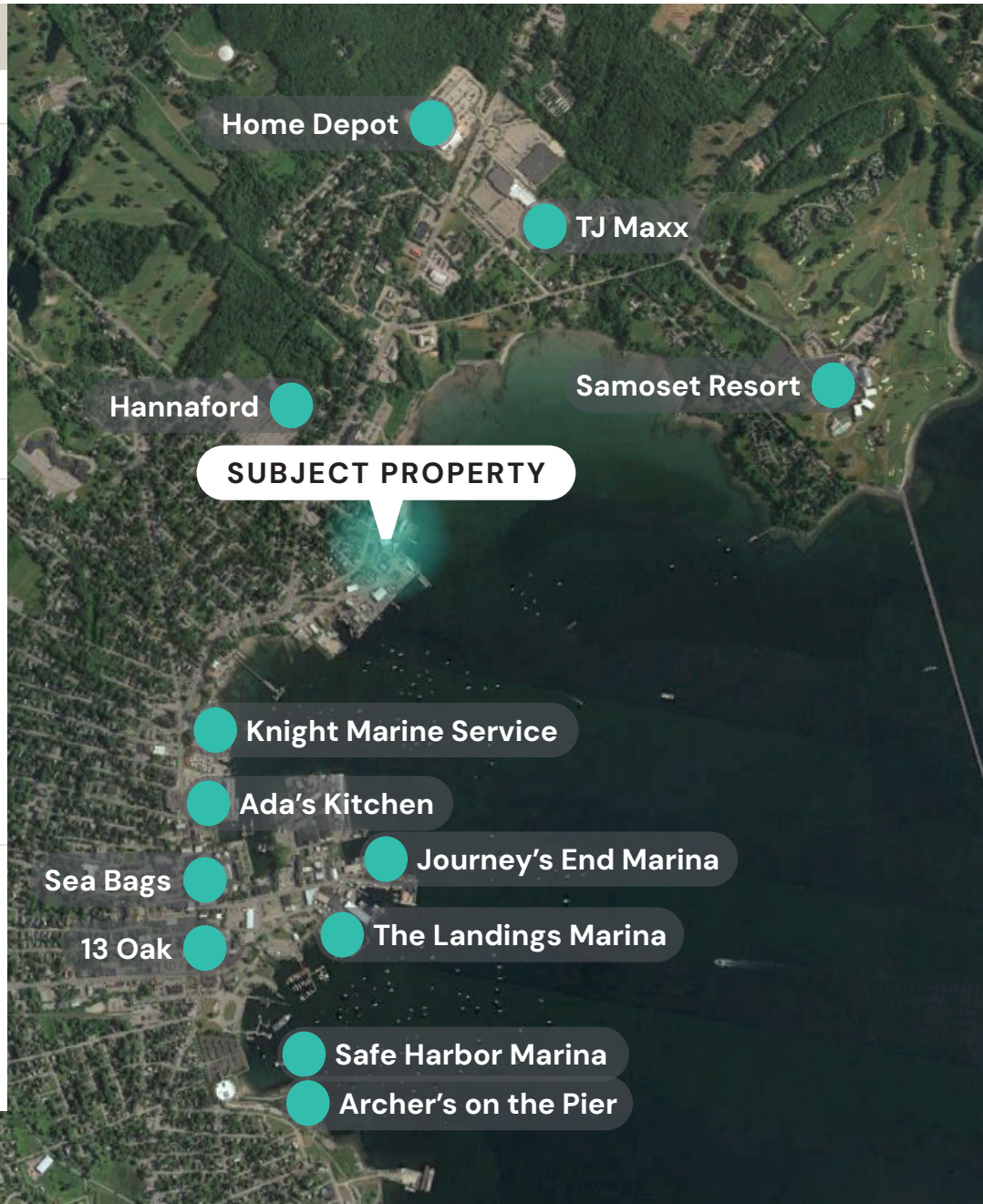
MARINAS



DINE



SHOP



Home Depot

TJ Maxx

Hannaford

Samoset Resort

SUBJECT PROPERTY

Knight Marine Service

Ada's Kitchen

Journey's End Marina

Sea Bags

The Landings Marina

13 Oak

Safe Harbor Marina

Archer's on the Pier

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