

# FOR SALE | HIGH-ADR BOUTIQUE HOTEL OPPORTUNITY

35-39 HOLLAND AVENUE, BAR HARBOR, MAINE 04609



## EXECUTIVE SUMMARY

The Queen Anne's Revenge represents a branding and operational value-add opportunity with the scale of a boutique hotel and the "feel" of a high-end bed & breakfast. Against the backdrop of recent hotel development moratoriums, this modernized asset with updated building and mechanicals allows an investor to buy into a premier location and increase the value of their equity through targeted guest-facing renovations, brand building, and expansion of food & beverage business. By elevating the property's brand identity and optimizing its digital presence, a new owner can capture greater market share in Bar Harbor's high-end boutique hospitality segment.

This extraordinary property is offered for sale for: **\$9,500,000**

## PROPERTY HIGHLIGHTS

- Fee simple interest in the 31-key Queen Anne's Revenge, a unique nautical-themed boutique hotel located in the heart of downtown Bar Harbor
- Diversified accommodation mix featuring a blend of traditional guestrooms and private cottage-style suites, catering to high-spend leisure travelers and multi-night families
- Lush, campus-style grounds offering a secluded "estate" feel that stands out in Bar Harbor's increasingly dense core
- Offered unencumbered by franchise agreement or management, providing optionality for third-party management or a high-touch owner-operator model
- Recent renovations to building and mechanicals allow for opportunity to drive increased rates through investment in guest-facing amenities, furniture, and fixtures.
- Exceptional "High-Barrier" market as Bar Harbor's strict zoning and lodging moratoriums effectively cap new inventory, supporting long-term value appreciation



# PROPERTY DETAILS

<b>OWNER</b>	H&P Enterprises, LLC
<b>DEED REFERENCE</b>	Book 7307, Page 452 Book 7166, Page 806
<b>ASSESSOR'S REFERENCE</b>	Map 104, Lot 185 Map 104, Lot 186
<b>LOT SIZE</b>	0.89± AC
<b>LOT FRONTAGE</b>	100' along Holland Ave.
<b>ZONING</b>	Downtown Residential
<b>YEAR BUILT</b>	1885 & 1930
<b>YEAR RENOVATED</b>	2021
<b>NUMBER OF STORIES</b>	Three (3)
<b>HEAT SYSTEM</b>	Oil, hot water baseboard and heat pumps
<b>UTILITIES</b>	Municipal water & sewer
<b>SPRINKERS</b>	Wet system
<b>PARKING</b>	32 on-site spaces
<b>PROPERTY TAXES</b>	\$40,951/year (FY 2025)
<b>SALE PRICE</b>	\$9,500,000



# EXTERIOR PHOTOS

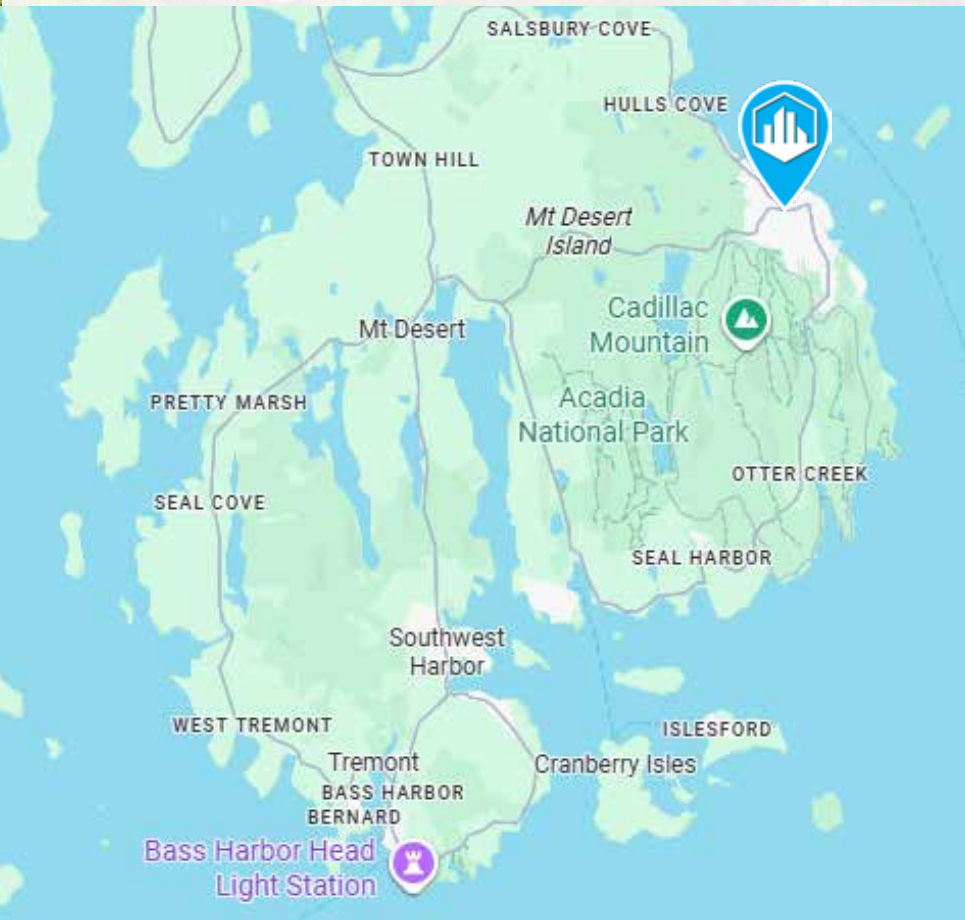


# INTERIOR PHOTOS



# LOCATION HIGHLIGHTS

- Sited along quiet side road off Cottage Street, maintaining walkable access with a private setting
- Anchored by access to Acadia National Park, located less than two miles from the Hulls Cove Visitor Center, capturing demand from 4 million+ annual park visitors
- Walking distance to waterfront and Bar Harbor Pier, the primary terminal for high-frequency ferry services and seasonal cruise ship tenders (subject to local ordinances)
- Bar Harbor continues to lead Maine's hospitality sector, with Mount Desert Island (MDI) consistently commanding some of the highest ADRs in the state during the June–October peak
- Robust recovery and growth momentum, with 2025 visitor spending in the Acadia region surpassing \$900 million, a trend expected to accelerate through 2026/2027
- Diversified seasonal appeal, with “shoulder season” (May and October) RevPAR growth outpacing the traditional summer peak as remote work and “leaf-peeping” tourism expand the calendar



# AREA AMENITIES

BAR ISLAND

BAR HARBOR  
MUNICIPAL  
BUILDING

THE OVENS  
RESTAURANT

LITTLE FIG  
HOTEL

A&B NATURALS



ACADIA  
OUTFITTERS

COTTAGE STREET



JORDAN'S  
RESTAURANT



HOLLAND AVENUE





## CONTACT



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