

**Commercial/Industrial - CUSTOMER SYNOPSIS**



**MLS#:** 923308      **Status:** Current  
 126 Ocean Avenue, Kennebunkport, ME 04046

**Kickout:**No

**List Price:** \$ 1,295,000

**Original Price:** \$ 1,950,000

**List Date:** 02/24/09

**Neigh'd/Assoc:**

**Assoc. Fee /Mo:**

**Directions:** From Dock Square, follow Ocean Avenue to 126.

**General/Land Information**

<b>Year Built+/-:</b> 1900	<b>Road Frontage+/-:</b>	<b>Surveyed/Seasonal:</b> Yes/No
<b>Lot Size (Acr)+/-:</b> 0.320		<b>Water Body:</b> Fairfield, Cove
<b>Zoning:</b> Riverfront	<b>Amt Wtr Frntge+/-:</b> 150	<b>WF Owned/Shared+/-:</b> 150/0
<b>WtrFrt:</b> Yes	<b>Class:</b> General Commerci	<b>Leases:</b>
<b>#Units/Floors:</b>		<b>Annual Income:</b>
<b>Annual Expense:</b>	<b>Traffic Count+/-:</b>	<b>Max Floor Cap:</b>
<b>Ceil. Ht.+/-:</b>	<b>Retail SF +/-:</b>	<b>Office SF +/-:</b>
<b>Manfctrng SF +/-:</b>		<b>Warehouse SF +/-:</b>
SqFt Fin. Above Grade+/-: 7088	SqFt Fin. Below Grade+/-: 0	SqFt Fin. Total+/-: 7088
Source of Square Footage: Public Record		

**Remarks**

The Green Heron is a popular waterfront B&B, located on prestigious Ocean Avenue in one of Maine's most visited tourist destination. 11 guest rooms, many with views of the water. 3 bedroom, 2 bath owners quarters with LR & kitchen. Strong business.

**Property Features**

**Primary Use:** Hotel/Motel  
**Secondary Use:**  
**Sale Inc.:** Other Sale Inclusions  
**Style:** Bed & Breakfast, New Englander  
**Basement Info:** Crawl Space  
**Construction:**Wood Frame  
**Found Mtrls:** Poured Concrete  
**Exterior:** Wood Siding  
**Roof:** Shingle  
**Heat System:** Forced, Hot Water  
**Heat Fuel:** Oil  
**Water Heater:** Off Heating System  
**Cooling:** A/C Units  
**Floors:** Carpet  
**Amenities:**Fire System, Furniture Included, Porch  
**Access. Amnties:**

**Site Information - NOTE: Check Detail Reports for complete list of Features.**

**Site:** Level, Well Landscaped  
**Driveway:** Paved  
**Parking:** 11-20 Spaces  
**Location:** Intown, Near Shopping  
**Restrictions:**  
**Rec. Water:** Waterfront Tidal, Water View  
**View:** Scenic  
**Roads:** Paved  
**Transportation:**  
**Electric:** Circuit Breakers  
**Gas:** Bottled  
**Veh. Storage:** Off Street Parking  
**Was Wtr Disp:**Public  
**Water:** Public  
**Equipment:**

**Tax/Deed/Community Information**

**Book/Page/Deed:** 13139/58/      **Map/Block/Lot:** 8/8/13      **Full Tax Amount/Yr:** \$ 10,237 / (08-09)  
**School District:**

**Confidentiality Statement:** No

**Off Market Information**

**Information Provided by: The Swan Agency Sotheby's International Realty 600637**

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**LAgini:**      **List Office:** The Swan Agency Sotheby's International Realty



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