

Commercial/Industrial - CUSTOMER SYNOPSIS



MLS#: 1014880 **Status:** Current
 108 Lookout Point Road, Harpswell, ME 04079

Kickout:No

List Price: \$ 1,900,000

Original Price: \$ 1,900,000

List Date: 05/17/11

Neigh'd/Assoc:

Assoc. Fee /Mo:

Directions: Follow Route 123 South from Brunswick , make right on Lookout Point Rd to the end, inn is on the right.

General/Land Information

Year Built+/-: 1761	Road Frontage+/-:	Surveyed/Seasonal: Unknown/No
Lot Size (Acr)+/-: 2.530		Water Body: Northeast, Cove
Zoning: Comm/Fishing	Amt Wtr Frntge+/-: 141	WF Owned/Shared+/-: 141/0
WtrFrft: Yes	Class: General Commerci	Leases:
#Units/Floors:		Annual Income:
Annual Expense:	Traffic Count+/-:	Max Floor Cap:
Ceil. Ht.+/-:	Retail SF +/-:	Office SF +/-:
Manfctring SF +/-:		Warehouse SF +/-:
SqFt Fin. Above Grade+/-: 10450	SqFt Fin. Below Grade+/-: 0	SqFt Fin. Total+/-: 10450
Source of Square Footage: Public Record		

Remarks

Beautiful 1761 historic inn with 12 guest rooms, huge great room with wood burning fireplace, 2 dining rooms, 50 seat function room, large landscaped lot, and 141 feet of water frontage.

Property Features

Primary Use: B&B
Secondary Use: Hotel/Motel, Restaurant
Sale Inc.: Equipment, Inventory
Style: Bed & Breakfast, Colonial
Basement Info: Full
Construction:Wood Frame
Found Mtrls:
Exterior: Vinyl Siding, Wood Siding
Roof: Shingle
Heat System: Direct Vent Heater
Heat Fuel: Oil, Propane
Water Heater: Electric, Off Heating System, Oil
Cooling: A/C Units
Floors: Tile, Wood
Amenities: 1ST Floor Bedroom, Deck, Furniture Included
Access. Amnties:

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

Site: Rolling/Sloping, Well Landscaped
Driveway: Paved
Parking: 11-20 Spaces, Paved
Location: Other Location
Restrictions:
Rec. Water: Oceanfront, Waterfront Tidal
View: Scenic, Water
Roads: Public
Transportation:
Electric: Circuit Breakers
Gas: Bottled
Veh. Storage: 1 Car, Garage
Was Wtr Disp:Private, Septic Existing On Site
Water: Private, Well Existing On Site
Equipment:

Tax/Deed/Community Information

Book/Page/Deed: 22482/10/ **Map/Block/Lot:** 8/40 **Full Tax Amount/Yr:** \$ 978 / (10-11)
School District:

Confidentiality Statement: Yes

Off Market Information

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

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