



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

THE INN AT BATH

OFFERED AT \$975,000



LOCATED ON HISTORIC WASHINGTON STREET IN BATH, MAINE

WELCOME TO THE INN AT BATH!

Housed in a beautiful old Greek Revival home in the historic district...and originally built in the 1840s...The Inn at Bath provides comfortable accommodations for discerning guests and is surrounded by gorgeous perennial gardens with a partial view of the water.

The Inn has 7 well appointed guest rooms, all with en-suite baths, some with private exterior entrances. The custom kitchen is open and airy with stone counters, a Bluestar gas range/oven, hood and additional wall oven. There is large, sunny dining room and 2 parlors for guests' use. There are 5 wood burning fireplaces and two Jacuzzi tubs in the inn, and 1 gas fireplace. Additionally...just off the kitchen...there is a two room owner/innkeeper's quarters with two baths and separate entrance. The stone patio is a wonderful gathering place at any time of day.

In the past, this inn had operated as an 8 room inn for guests, and could even be configured to 9 guest rooms with private baths (see layout attached). Just a short stroll down Washington Street...this lovely inn is within an easy walking distance to Bath's downtown shops, restaurants, galleries and museums. This is a turnkey business, just awaiting its new owner!













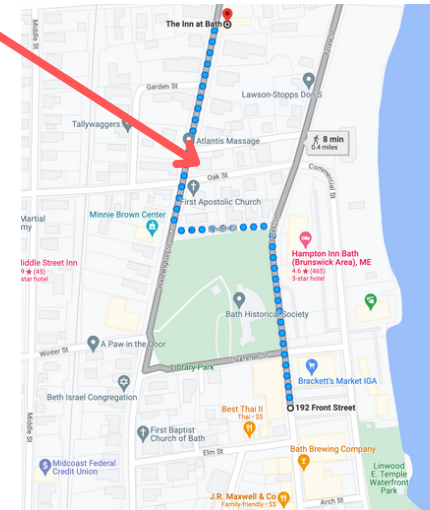
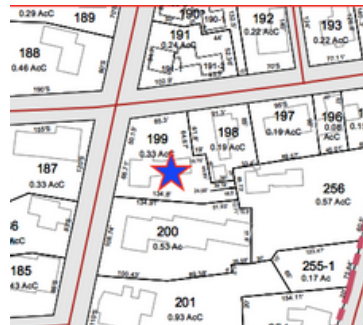
PROPERTY DATA

- 969 Washington Street, Bath, 04530 ME
- Built in 1840, added on in 1879, the early 1900s, and 1995
- Map 26, Lot 199
- Book 2020R, Page 7417, Sagadahoc County Register of Deeds
- Zoning: R1
- Real Estate taxes \$11,844 (2022-23)
- .32 acres
- 5205 total s.f.
- 7 Guest rooms with an additional 2 bedroom unit as owner's quarters (two rooms have exterior entrances, perfect for pet friendly options)
- Gorgeous open kitchen with a Bluestar gas range, hood and additional separate oven. A very welcoming way to interact with guests!
- Beautiful spacious flagstone patio for guests with firepit and seating area
- Stone foundation
- Clapboard siding
- Composite, shingle roof

- Public water and sewer
- Electric, natural gas and oil heat
- Wet sprinkler system
- Storage in basement and attic
- 5 wood burning fireplaces
- 1 gas fireplace
- Baseboard heat, radiator, steam
- Parking for 8 cars
- Gravel parking lot
- 1 car garage currently used for storage
- Basement: Bulkhead, dirt floor, slab, unfinished, walkout (very spacious and could be finished for staff or owner's quarters, already has a full bath)
- Open Year Round

The Inn At Bath

Downtown Bath (.4 miles to the heart of town)



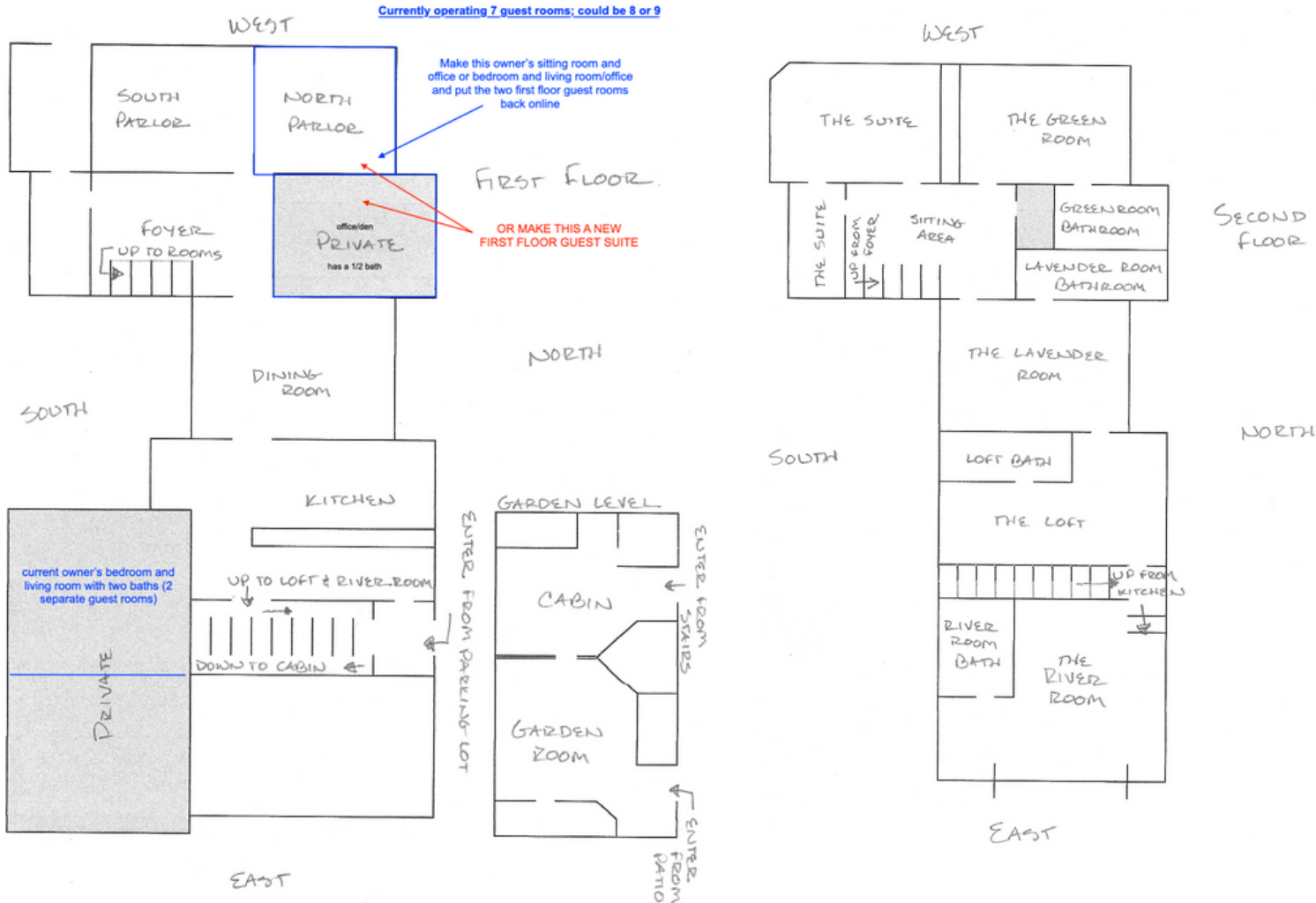






THE OWNER'S QUARTERS OPTIONS

Currently, the OQ is a 2 bedroom connecting suite off the kitchen, and with separate entrance. There are options to occupy 1 or 2 rooms, allowing for a 7, 8 or 9 room inn configuration...all with private baths.



CURRENT OWNER/INNKEEPER'S QUARTERS

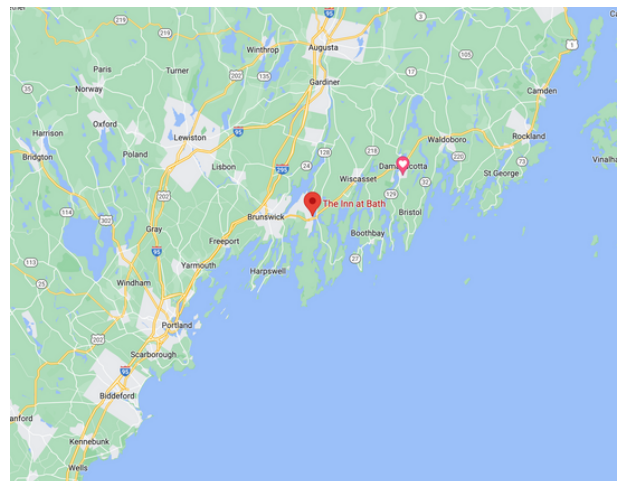


LOCATION

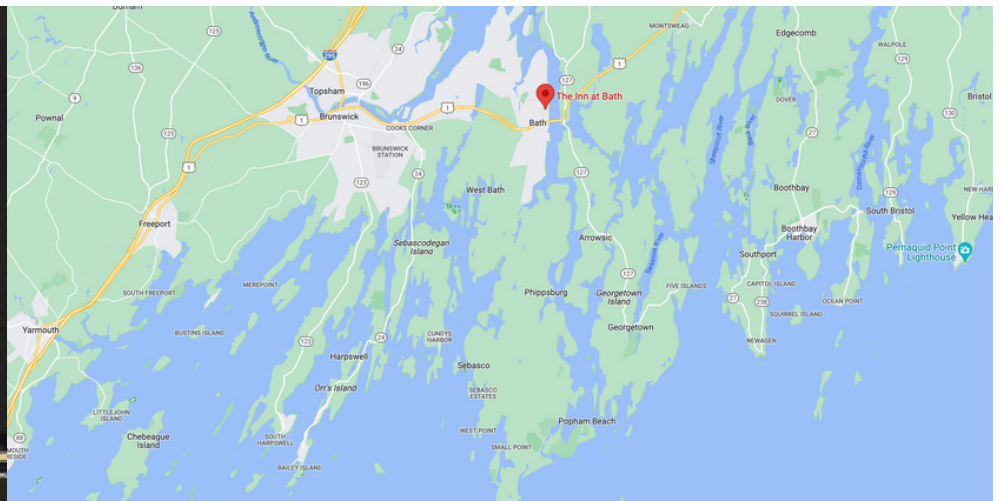
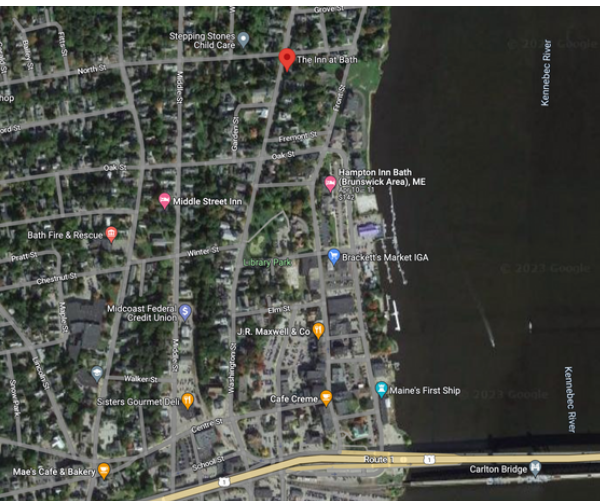
Bath is centrally located in Maine's southern/midcoast region...and a perfect destination to use as home base while exploring the area.

The inn is located:

- 40 minutes from Portland
- 15 minutes from Bowdoin College in downtown Brunswick
- 2.75 hours from Bar Harbor and Acadia National Park
- 45 minutes from Boothbay Harbor
- 1 hour from Camden
- 2.5 hours from Boston
- 35 minutes from Reed State Park, Georgetown



Known as the "City of Ships" for its storied history of all the sailing vessels that were built in the Bath shipyards...and currently home to the Bath Iron Works and the popular Heritage Days Festival...this beautiful midcoast destination has a vibrant downtown historic district that is well known for its 19th century architecture, shops and art galleries. The city of Bath includes several nature preserves that are protected by the Kennebec Estuary Land Trust, and its proximity to Boothbay Harbor, Brunswick, Portland and the stunning Maine coastline...make it a location that has long been popular with tourists.







ADDITIONAL INFORMATION AVAILABLE:
DEED
REAL ESTATE TAX BILL
ADDITIONAL PHOTOS
INVENTORY OF PERSONAL PROPERTY
LIST OF PROPERTY IMPROVEMENTS
SELLER'S PROPERTY DISCLOSURES

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TURNKEY BUSINESS

For more information or to schedule a showing contact Dana Moos 207.266.5604

dana.moos@swanagency.com

or Diane Pace 781.910.4251 diane.pace@swanagency.com

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