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PROUDLY INTRODUCES

THE YARDARM MOTEL



ON COASTAL ROUTE ONE, IN SEARSPORT, MAINE
OFFERED AT \$1,250,000



The Yardarm Motel is a vintage, roadside motel, built in 1951 by artists from New York. We are quaint and quirky, focused on providing a great base from which you can explore all that Mid-Coast and Downeast regions have to offer.

With Acadia National Park, Bar Harbor, Blue Hill, Camden, Castine, Ellsworth, Lincolnville and more all within about an hour's drive from the Yardarm, there is plenty to keep guest busy. And Searsport itself offers [history](#), [hiking](#) and more.

The Yardarm features a variety of room types, ranging from cozy, budget rooms with one double bed to larger rooms with two or three beds. A continental breakfast is served in the sunny breakfast porch.

The front lawn has a fire pit and lawn games are available for family fun! Guess can also explore the woods and meadow behind the motel - 38 acres of it!

The long covered porch running in front of the units offers seating for each guest room.



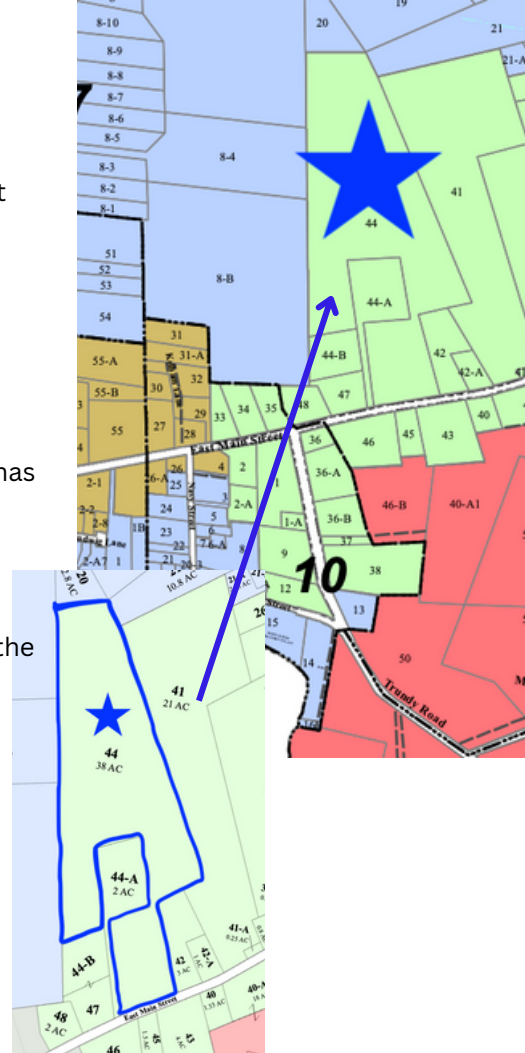






PROPERTY DATA

- 172 E. Main Street, Searsport, ME 04974
- Motel built in 1949 and Georgian Colonial home built around 1851
- Total finished square footage: 13,070sf (motel ~8,645 and house ~3,950 + breakfast room, 475sf); unfinished barn ~2,300sf (1,500 1st floor and 800 2nd floor)
- Lot size: 38 acres
- 450 feet of frontage on Coastal Route One
- Book 4625, Page 270, Waldo County Registry of Deeds
- Map 7, Lot 44
- Zoning: Commercial
- Real Estate Taxes 2022-23: \$12,149
- 18 motel rooms, a mix of queen and king rooms; the owner's house has 5 bedrooms, 4 baths, double parlors, dining room, kitchen with induction range and dishwasher and a two sided wood burning fireplace between a parlor and the dining room; the barn is original and unfinished, currently used for storage
- Guest porch in front of the breakfast room, and for owners around the first floor of their house
- Flooring: carpet, vinyl, laminate, hardwood
- Utilities: public water & sewer; propane; oil
- AC: motel window units, wall heaters, plus heat pumps in breakfast room, office and private mud room
- Heat: hot air; wood stove
- Hot water: propane
- Siding: vinyl and wood
- Roof: composition shingle
- Onsite gravel parking lot for ~26 cars
- Basement: unfinished, interior and bulkhead access





LOCATION

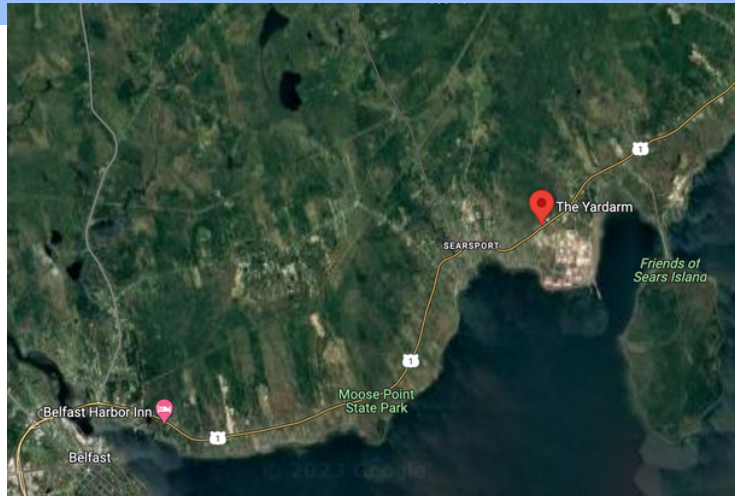
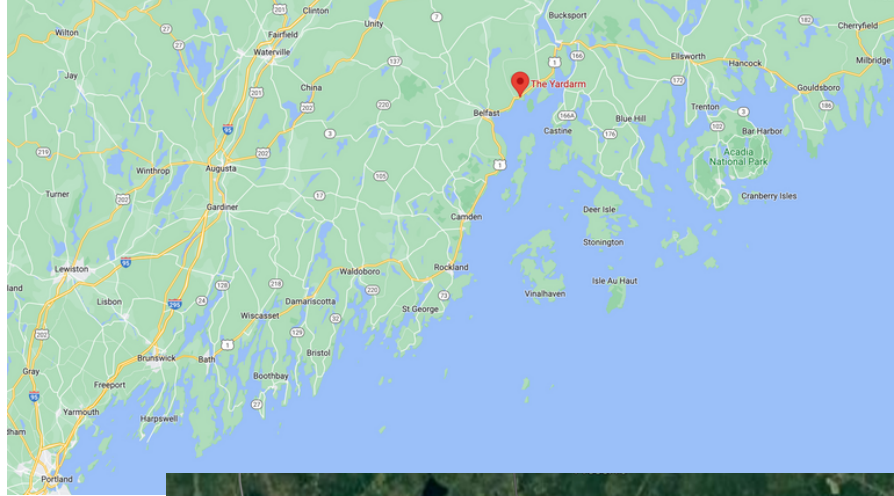
The Yardarm is located:

- 35 minutes from Blue Hill
- 35 minutes from Camden
- 40 minutes from Ellsworth
- 40 minutes from Bangor
- 1 hour 10 minutes from Bar Harbor
- 1 hour 10 minutes from Stonington
- 1.5 hours from Boothbay Harbor
- 2 hours from Portland
- 2.5 hours from Kennebunkport
- 2.5 hours from Lubec
- 3 hours from Moosehead Lake

Yardarm's central coastal location and being right on Coastal Route One makes it a perfect home base for exploring a number of locations in Maine.

And with 38 acres, there is room for expansion...additional rooms, buildings, restaurant, bakery, events in the barn, glamping on the back acreage, it's only up to your imagination!

The Yardarm Motel and the properties around it are rich in history and seafaring tradition. Vacationers from around the world have been drawn to the Mid-Coast of Maine by the timeless beauty of Penobscot Bay. The Head of the Bay Business Alliance has a lot of information for visitors check it out.



THE OWNER'S HOUSE AND BARN

The large owner's home offers 5 bedrooms, 4 baths, double parlors, dining room, kitchen with induction range and dishwasher and a two sided wood burning fireplace between a parlor and the dining room; the barn is original and unfinished, currently used for storage. This space can be converted and rented as bed and breakfast rooms.

Today, the owners, Sabrina and Rick, serve breakfast to the guests. But new owners could serve other meals and welcome the public as well. Rick and Sabrina have a small area with chickens, goats and new owners could expand the farming! Events and dinners would be very popular in the barn if renovated.





**With 38 acres, there is so much opportunity with this property!
See additional offering memorandum with owner's house photos**

OFFERED AT \$1,250,000

ADDITIONAL INFORMATION AVAILABLE: For more information or to schedule a showing contact Dana Moos 207.266.5604
DEED dana.moos@swanagency.com or Diane Pace 781-910-4251.
REAL ESTATE TAX BILL diane.pace@swanagency.com

ADDITIONAL PHOTOS FINANCIALLY VIABLE OFFERING. FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER
SELLER'S PROPERTY DISCLOSURES WITH SIGNED NON-DISCLOSURE AGREEMENT