



SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES



11 ALBERT MEADOW WAY, BAR HARBOR, ME

A MULTI-USE OFFERING IN THE HEART OF DOWNTOWN

\$2,300,000



The **RogerJane House** is located in the Heart of Bar Harbor on Albert Meadow with views of the Village Green & Grants Park. The house is steps away from the famous Shore Path, Gift Shops, Restaurants and Harbor. This artist owned home is filled with art work and books. It is warm and cozy at night and can be open and breezy with ceiling fans or air conditioned on warm summer days. The house sleeps 6 and is good for families, couples and adventurers alike!

This is a two bedroom, one and a half bath townhouse with eat-in kitchen and lovely sitting room. The **RogerJane** is the blue shingle cottage, and to the right is a newly built natural shingle part of the building.



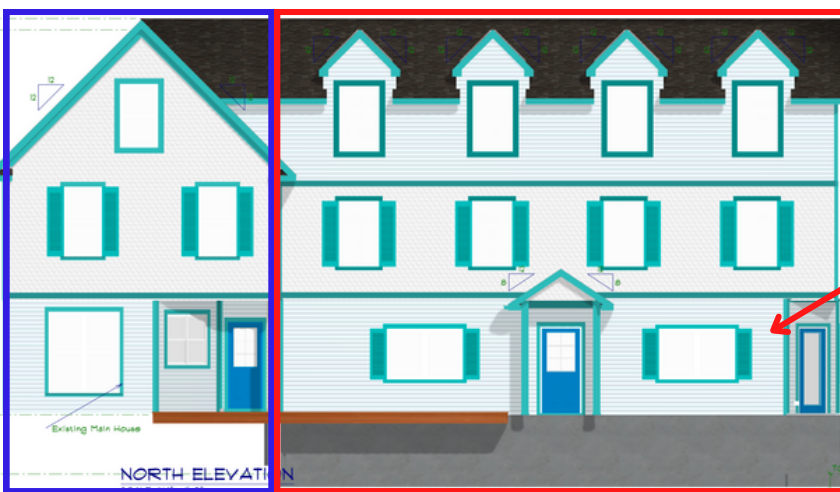




The Albert Meadow domaine is perfect for a primary residence income maker.

Numerous opportunities exist for this property with residential and commercial units. The commercial space is an added income for mixed use. All just steps from the Village Green, Grant's Park (image at bottom) and the fabled Shore Path in downtown Bar Harbor. This would also make great staff housing which is in such demand.



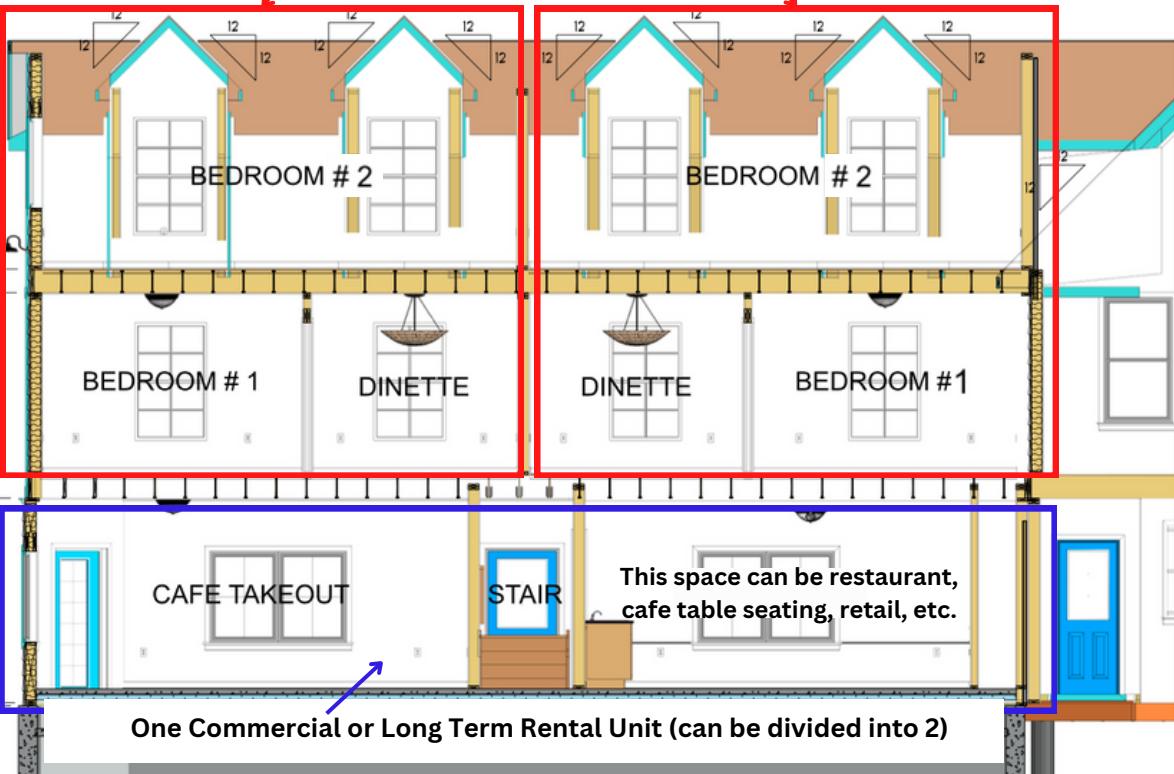


A large, 3 story commercial addition is in the process of being developed. Upstairs is two, 2 bedroom apartments, and a large commercial space downstairs will be a white shell (could be split into two), ready for various commercial uses.

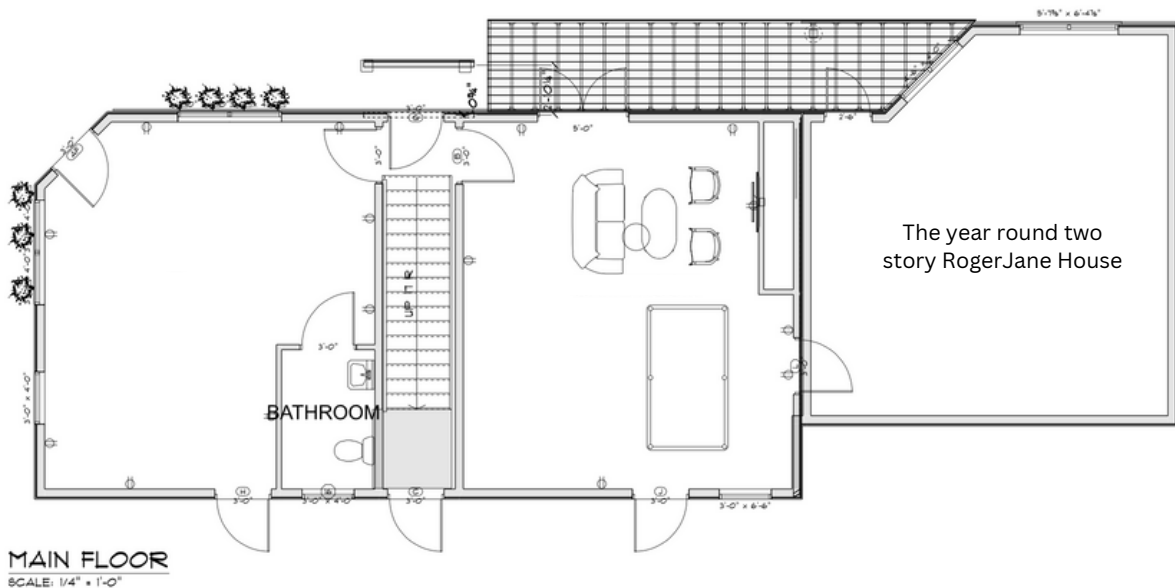
The RogerJane House (left) is a long term rental or primary residence if combined with the two new apartment units.



Each a Two Story Apartment w/2 beds/2 baths (approx 900sf)



First Floor Commercial Space



The first floor buildout can be divided into 2 commercial units as there are stairs that divide the first floor. Both sides have proper entry and easement to satisfy code. They can be rented together or separately. Ground floor square footage is 1,434. So many OPTIONS for a buyer to finish to suit!

THIRD FLOOR

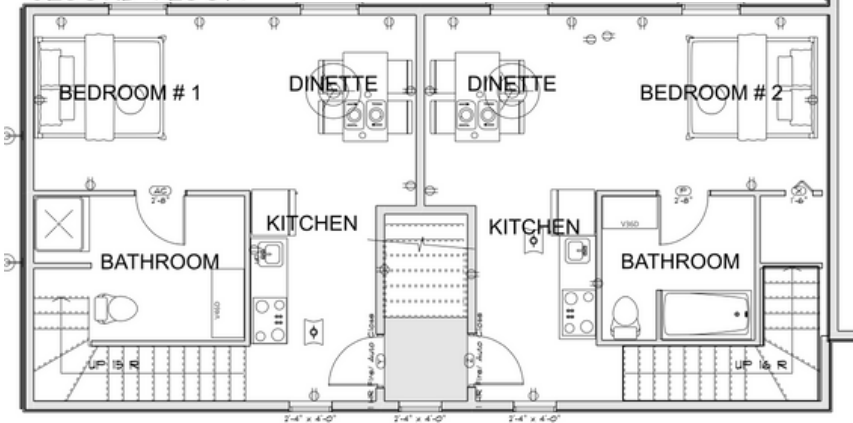


Each two-story apartment has 2 bedrooms + 2 baths (approx 900sf)

These units could be used for staff housing (high demand), long term housing (high demand) or a bed and breakfast, or combine all spaces in the whole building to a B&B, there are options!

(all subject to planning board approval)

SECOND FLOOR



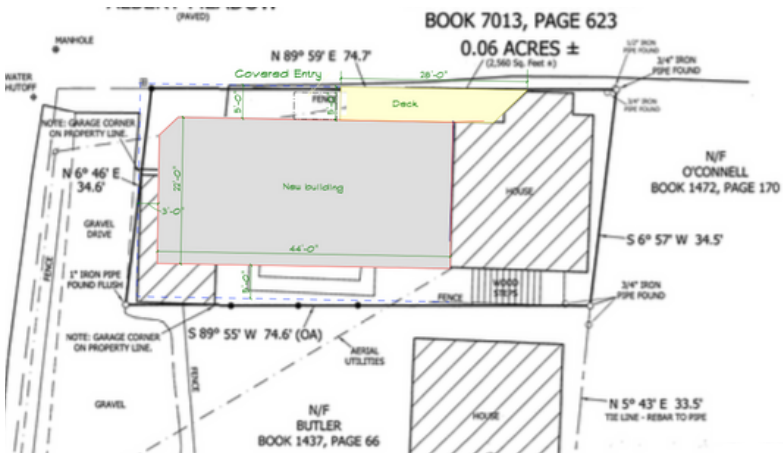


THE NEW BUILD

In December 2023 remediation was made for a sprinkler on the top floor far side of the building. All interior for Apt A was excavated and currently new insulation, drywall and pine floor installation are underway.



PROPERTY DATA



- 11 Albert Meadow, Bar Harbor, ME 04609
- Lot size - .06 acres
- Map 104 Lot 500
- Book 7176 Page 970 Hancock County Registry of Deeds
- Zoning: Downtown Village Residential 1
- 2024 real estate taxes \$4,584.78
- 3 units, total square footage 4,888
- RogerJane House built 1900; new build 2023
- RogerJane 1,654sf; each two story apartment 900sf; and first floor commercial space 1,434 sf

- Heating/Cooling: hot water baseboard (oil fired) and heat pumps (heat and A/C)
- public water and sewer
- 13R fire sprinkler system
- Foundation: fieldstone RogerJane House and concrete slab on new build
- Roofing: asphalt shingle
- Siding: clapboard RogerJane House; cedar siding and cedar shingle on new build
- RogerJane House on AirBnB (conveys furnished)

History of Bar Harbor



The town of Bar Harbor was founded on the northeast shore of Mount Desert Island, which the Wabanaki Indians knew as Pemetic, meaning "range of mountains" or "mountains seen at a distance." The Wabanaki seasonally fished, hunted and gathered berries, clams, and other shellfish in the area. They spoke of Bar Harbor as Man-es-ayd'ik ("clam-gathering place") or Ah-bays'auk("clambake place"), leaving great piles of shells as evidence of this abundance. In early September 1604, French explorer Samuel de Champlain ran aground on a rock ledge believed to be just off Otter Cliffs, and when he came ashore to repair his boat he met local natives. Champlain named the island Isles des Monts Deserts, meaning "island of barren mountains"—now called Mount Desert Island, the largest in Maine.

First settled by Europeans in 1763 by Israel Higgins and John Thomas, the community was incorporated on February 23, 1796 as Eden, after Sir Richard Eden, an English statesman. Early industries included fishing, lumbering and shipbuilding. With the best soil on Mount Desert Island, it also developed agriculture.

In the 1840s, its rugged maritime scenery attracted various artists. Inspired by their paintings, journalists, sportsmen and "rusticators" followed. Agamont House, the first hotel in Eden, was established in 1855 by Tobias Roberts. Birch Point, the first summer estate, was built in 1868 by Alpheus Hardy.

By 1880, there were 30 hotels, with tourists arriving by train and ferry to the Gilded Age resort that would rival Newport, Rhode Island. The rich and famous tried to outdo each other with entertaining and estates, often hiring landscape gardener and landscape architect Beatrix Farrand, a resident at local Reef Point Estate, to design their gardens. A glimpse of their lifestyles was available from the Shore Path, a walkway skirting waterfront lawns. Yachting, garden parties at the Pot & Kettle Club, and carriage rides up Cadillac Mountain were popular diversions. Others enjoyed horse-racing at Robin Hood Park-Morrell Park. President William Howard Taft played golf in 1910 at the Kebo Valley Golf Club.

On March 3, 1918, Eden was renamed Bar Harbor, after the sand and gravel bar, visible at low tide, which leads across to Bar Island and forms the rear of the harbor. The name would become synonymous with elite wealth. It was the birthplace of vice-president Nelson Rockefeller on July 8, 1908.

In mid-October 1947, Maine experienced a severe drought. Sparks at a cranberry bog near Town Hill ignited a wildfire that would intensify over 10 days, and not be declared out until mid-November. Nearly half the eastern side of Mount Desert Island burned, including 67 palatial summer houses on Millionaires' Row. Five historic grand hotels and 170 permanent homes were destroyed. Over 10,000 acres (40 km²) of Acadia National Park were destroyed. Fortunately, the town's business district was spared, including Mount Desert Street, where several former summer homes within a historic district listed on the National Register of Historic Places operate as inns.

Now, Bar Harbor is a destination for tourists from all over the world!





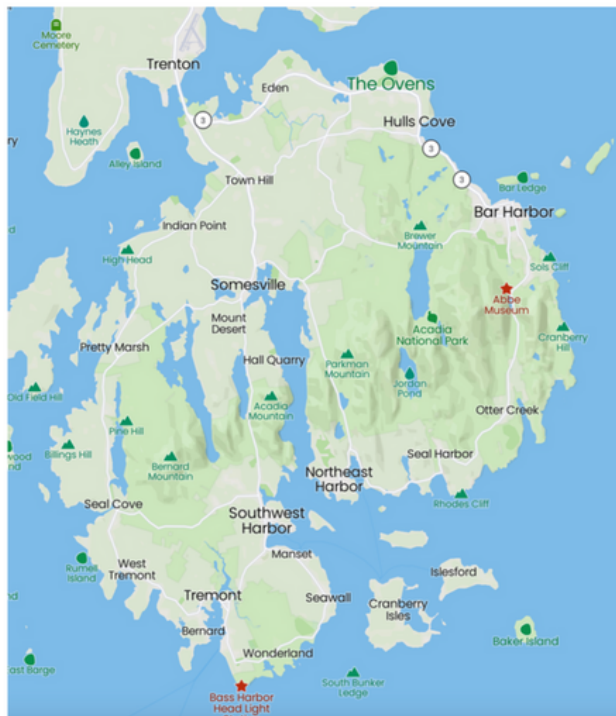
LOCATION

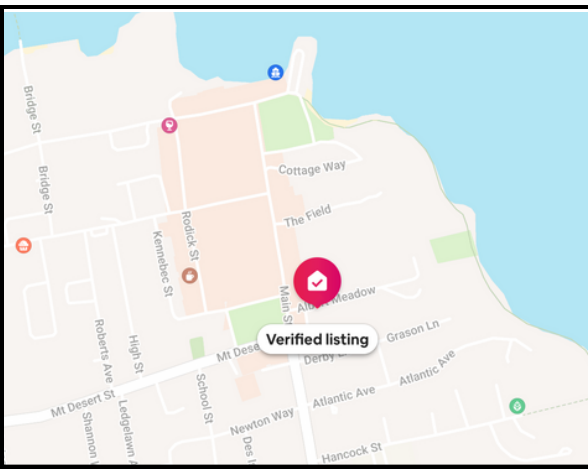
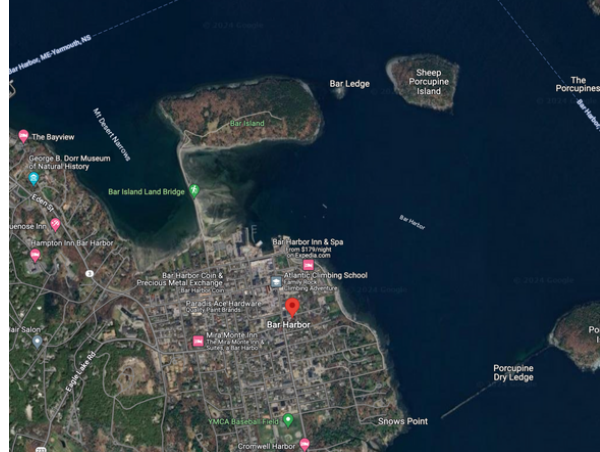
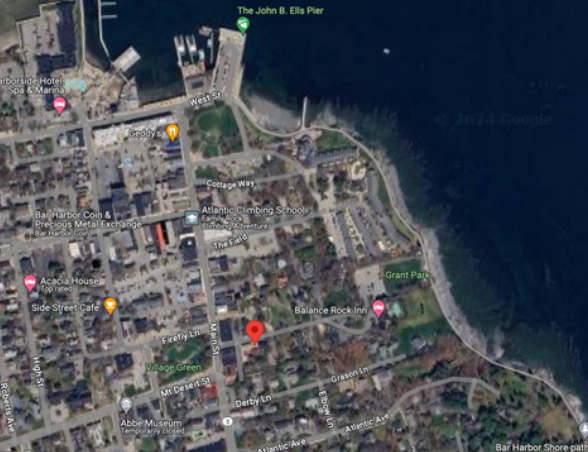
Bar Harbor is a town on Mount Desert Island along Maine's Frenchman Bay. It serves as a gateway to the mountains and cliffs of neighboring Acadia National Park. Towering over the park, Cadillac Mountain has trails and views of the town, the bay and the Cranberry Islands. Sand Beach is ringed by mountains. From the town pier, the Shore Path winds along the bay overlooking the Atlantic Ocean and the Porcupine Islands.

Hiking, biking, bird watching, kayaking, boating, sailing, whale watching, sightseeing, listening to concerts, exploring art galleries, antiquing, exploring islands and lighthouses by foot, car, and boat are all area activities that guarantee guests will leave filled with the wonder of Mount Desert Island, Bar Harbor and Acadia National Park.

11 Albert Meadow is located:

- 4.5 hours from Boston
- 3 hours from Portland
- 2 hours from Augusta
- 2.5 hours from Boothbay Harbor
- 1.5 hours from Camden
- 1 hour from Bangor
- 50 minutes from the Schoodic Peninsula
- 40 minutes from Blue Hill
- 20 minutes from Ellsworth







OFFERED AT \$2,300,000

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