



THE MAINE INN TEAM  
SWAN AGENCY  
REAL ESTATE

PROUDLY INTRODUCES

# BLUE HILL INN



BLUE HILL, MAINE

OFFERED AT \$1,795,000



Located on two acres of land in the center of the village of Blue Hill and a block from the head of Blue Hill Bay, the inn, built in 1830, is part of the National Historic District of Blue Hill and has been welcoming guests continually for nearly 200 hundred years. Heritage elm trees, a perennial garden, and a small grove of fruit trees shade a variety of outdoor seating areas and a cozy hammock. A Federal period building, the Blue Hill Inn has thirteen guest rooms, 11 in the main building and two private suites in a building next door. It boasts a sun-filled dining room, a large commercial kitchen and two comfortable guests parlors.

Breakfast is served during the summer months and dinners have been offered off and on in recent years. It retains many of its original features, including clapboards, nine over six windows, wide pumpkin pine floor boards, and six fireplaces. Each guest room has a private bath, most with tub/shower combinations and two with vintage clawfoot tubs. All areas of the property are air conditioned.

The inn has earned five-star ratings on most travel sites, been featured in a variety of articles and has a proven track record with many returning guests. It has been awarded Maine's Environmental Leader and Trip Advisor's Green Leader designation using environmentally friendly cleaning supplies, purchasing local, organic food and composting kitchen scraps, and recycling all waste possible.

The Blue Hill Peninsula is easily accessible between Camden and Bar Harbor/Acadia National Park and draws guests that choose to avoid the congestion of those areas. It has a history of high occupancy June – October but operates year round. With the inn's location in the center of the village, guests enjoy the ability to walk to restaurants, art galleries, shops and cultural activities.



The Blue Hill Inn is a financially viable, turnkey business with strong pre-bookings for the 2022 season.



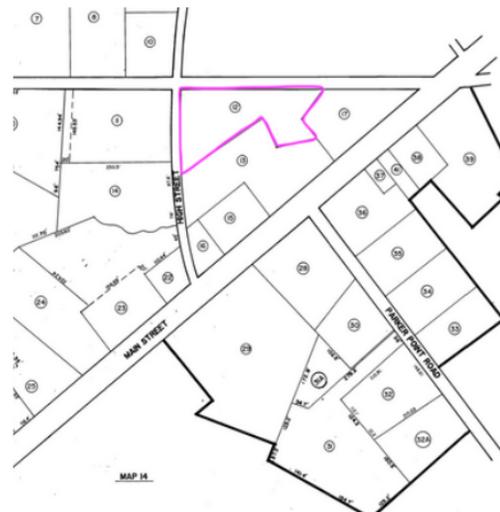
BLUEHILL HOUSE, BLUEHILL, ME.





## PROPERTY DATA

- 40 Union Street, Blue Hill, ME 04614
- Map 12, Lot 12 2 acres (property card notes 40 and 44 Union)
- Book 6574 Page 215 Hancock County Registry of Deeds
- 2021-22 Real Estate Taxes \$10,820.90
- Built in 1830, Established in 1840
- Inn square footage: 5,828; Cape House square footage: 1,824;  
Detached Garage: 560; storage shed (garage could be expanded and used as 2 story OQ or for staff housing)
- 10 parking spaces on site and street, gravel lot
- Public Sewer, Private Well Water
- Heat: 2 Buderus propane boilers; the inn has hot water radiators except the kitchen and rooms 7 and 9 which have electric baseboard. The dining room has a Rinnai propane heater and a mini-split heat pump.
- AC: central air, mini split heat pumps and window units
- Hot water off heating system
- Exterior is clapboard and brick, garage is vinyl
- Roofing age is approximately 1-15 years (various sections)
- Full property automatic 26 kw Generac propane generator (2017)
- 4 working wood burning fireplaces plus 2 not being used
- Commercial kitchen with butcher block counters, Garland 6 burner gas range, double gas oven, gas griddle, Hobart dishwasher (2011), ice machine (2018), gas salamander, 2 reach in coolers, chest freezer, electric griddle
- The side yard is about 40x100. It would make a great place to add a patio or porch and is also an ideal level yard for a large tent for events



### **Dining Room:**

The dining room has up to 12 tables (10 are regularly in use) and can seat about 36. They have never had to "assign" times to the guests and very rarely has anyone had to wait. Dinners have been offered with a very strong following and could be ramped up very easily as there is a need for more dining options in the area. Nightly dinners have been offered but more recently the inn served very successful Monday Night, 5 course dinners with paired wines during the summer season, and more casual Friday night dinners during the winter season but ceased in 2018 by choice. The dining room has a porch style setting with windows along two walls and has a mini-split heat pump supplemented with electric baseboard.

### **Cape House Suite:**

Full kitchen with electric Amana glass-top range Bosch dishwasher new in 2021, Frigidaire full refrigerator, microwave, TV, Cable/Wifi, working wood burning fireplace, deck with sliding glass door, full kitchen cabinets, Rinnai gas heater in main area, heater/blower in kitchen, electric baseboard by front door and another in the bathroom. Crawlspace under the whole Cape House with access door in center housekeeper/storage closet. Each unit has its own 50 gallon electric water heater.

### **Cape House Studio:**

Small electric range/oven, small refrigerator, microwave, TV, cable/Wifi, mini-split ceiling unit (installed 2020) with backup electric heat with 3 zones, bathroom, bedroom, kitchen.

### **Laundry:**

Two commercial size washing machines, 1 commercial size American Dryer Co gas dryer; Miele rotary ironer. Pillow cases, tablecloths and napkins are ironed daily. The inn currently does laundry in-house but a commercial laundry is available in town.

### **Bathrooms:**

There is an employee bathroom in the basement of the inn with an up-flush pump system installed. There are 11 full bathrooms and 2 half baths (one by the parlor and one in the basement) in the inn and 2 full bathrooms in the Cape House. Room 3 and Room 4 have a clawfoot tub/shower combination. Room 2, 7 and 8 have stall showers and Room 1, 5, 6, 9, 10, 11, Suite and Studio have tub/shower combination.

### **Heating/Air:**

There are two Buderus high-efficiency propane hot water boilers for the radiators in the inn that were installed in 2008. One had the whole mechanics inside completely replaced in 2017 under the warranty and the other was replaced this year so they are both basically brand new. The hot water uses a heat exchanger off the boiler into a 100 gal. hot water storage tank. AC: Rooms 1, 3, 6, 7, 8, 9 have central air (high velocity system and guests can control the vents). One suite has a mini-split; One suite has a wall AC unit; 5 rooms have window AC units; Dining room has a mini-split; Kitchen has a mini-split.

### **Well Info:**

There are 3 wells on the property. Only one is believed to be in use. It feeds into the crawl space of the Cape House and then over to the inn. Two large pressure tanks and another for the heating system. There is a hand dug well currently plumbed for emergencies or could easily be used for landscape irrigation.





## LOCATION

Blue Hill is a convenient home-base for exploring the small seaside villages and coastline of the secluded and beautiful peninsula, or for day-tripping to Acadia National Park, Bar Harbor, Camden, or Downeast Maine.

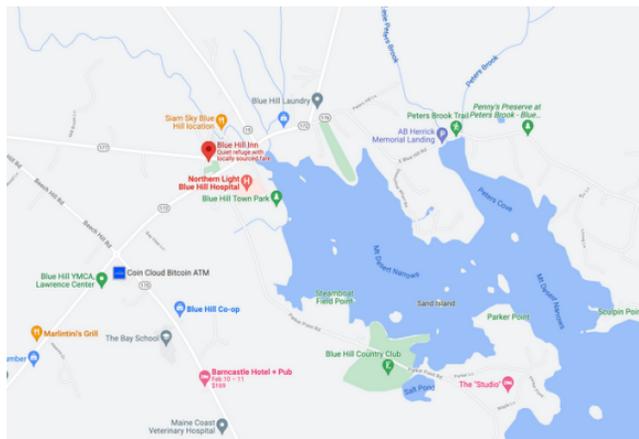
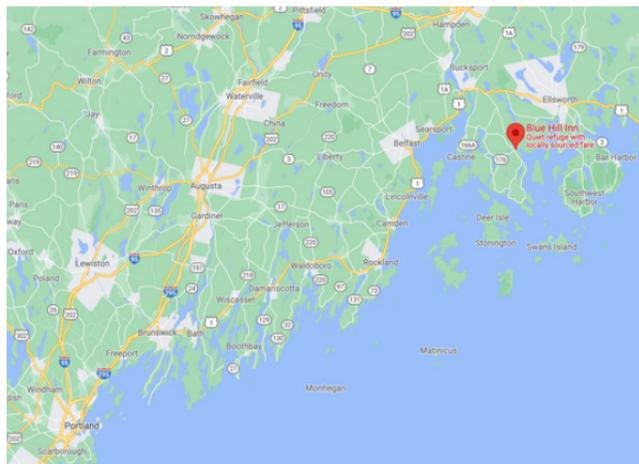
Hiking, biking, kayaking, boating, sailing, whale watching, sightseeing, listening to concerts, ogling in art galleries, antiques, flying, and exploring islands and lighthouses by foot, car, and boat are all area activities that guarantee guests will leave filled with the wonder of the Blue Hill Peninsula.

The inn is located:

- 5 hours from Boston
- 3 hours from Portland
- 2 hours from Augusta
- 1 hour from Bar Harbor
- A little over 1 hour from Camden
- 50 minutes from Bangor
- 35 minutes from Stonington

### **Directions from South of 95:**

1. Take 95 N to the Portland area. In the Portland area take 295 N to Augusta. Take the 3 East exit in Augusta.
2. Follow Route 3 East through Augusta to Belfast. From Belfast continue on 3 East and 1 North through Bucksport where you also merge with Route 15 South. Only in Maine can you drive north, east, and south all at the same time!
3. About 9 miles east of the town of Bucksport, watch for a right hand turn for Blue Hill and Route 15 South by the Shell station.
4. Continue on 15 South for about 8 miles to a road sign for the Blue Hill Inn. The sign directs you to drive straight ahead leaving Route 15 to Route 177 East. Follow 177 East for 4 1/2 miles bearing left at the fork. The inn is located on the right, across from George Stevens Academy.





**Owner's Quarters (OQ):**

The current owner occupies room 9, a comfortable 2-room suite with skylights on the 3rd floor.

This space could be expanded into the rest of the attic which would then occupy the entire 3rd floor.

Alternatively, a new owner could live in the Cape House, currently a very popular rental.



# BLUE HILL INN

IN THE HEART OF THE VILLAGE OF BLUE HILL, MAINE



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ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

SELLER'S PROPERTY DISCLOSURES

FINANCIALLY VIABLE, TURNKEY BUSINESS

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

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