



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

THE LIMEROCK INN





ROCKLAND, MAINE

OFFERED AT \$1,725,000

LimeRock Inn is tucked away on a quiet street in Rockland's Historic District yet steps away from downtown for a visit to world-class museums, fine dining, Main Street shopping, and what Down East magazine referred to as "mid-coast Maine's most beautiful ocean walk." Encircled by a wraparound porch and landscaped gardens, this beautiful turreted Victorian mansion is an exquisite example of Queen Anne and Eastlake architecture reminiscent of the gracious lifestyle of Rockland in the late 19th century. They've blended the best of classic style with modern appointments with eight guest rooms all with ensuite baths. With a strong commitment to promoting environmentally friendly practices, LimeRock is also certified as a Maine Lodging Environmental Leader in recognition of the owners' green efforts promoting reduced water usage, energy conservation, and recycling.

The eight guest rooms are named after regional islands or architectural elements. All offer en-suite baths, with select rooms appointed with whirlpool or claw foot soaking tubs. The room décor is eclectic, varying from luxurious and ornate Victorian to cottage-style charm. Belgian and organic cotton linens, Turkish towels, chocolates, and bottled water are some of the luxurious amenities you will find at the inn.

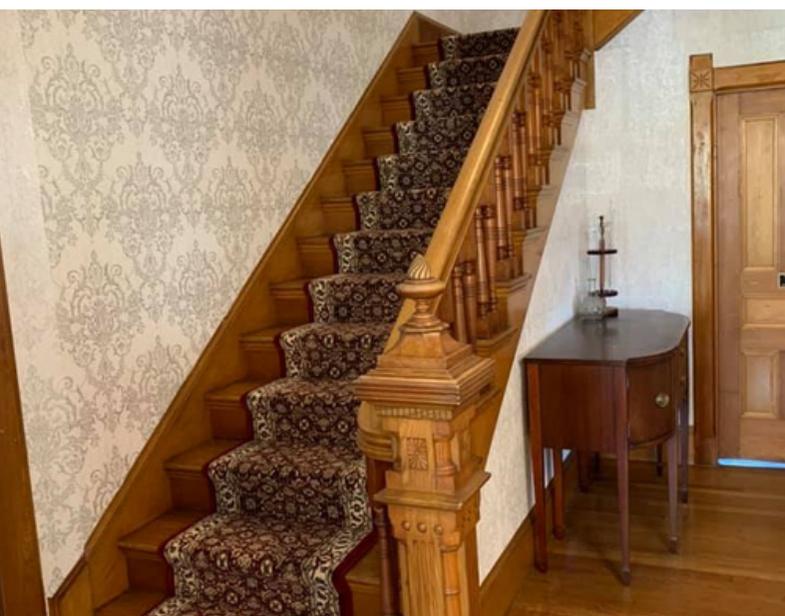
As you approach the front of the inn, the wraparound porch invites and welcomes you to the LimeRock Inn. Once inside, enjoy conversations in the informal parlor or relax by the fireplace with a book from the library. The living room features a 1926 deluxe Victrola. Guests are encouraged to browse the collection of 78 records, sit back, and relax to music from a bygone era. Beyond the foyer are eight well-appointed guest rooms, decorated to create an environment of comfortable elegance. Architectural details and period furnishings evoke charm and character that enhance the overall feeling of comfort and hospitality with all the modern amenities. The inn sits on just under an acre of land and is comprised of informal English gardens with a casual arrangement of annuals, perennials and flowering shrubs. The informal composition of a traditional garden enhances the inn's atmosphere of relaxing in comfortable elegance.













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Maine Magazine says that "...the mid-coast straddles the lines: neither entirely rugged nor overly polished, it's the best of both worlds". Exceptional dining is available throughout the region as well as favorite casual eateries. The art scene is bountiful with galleries up and down the coast anchored by the world famous Farnsworth Art Museum. The Center for Maine Contemporary Art opened its doors in 2015 and joins the Farnsworth as a world class art museum. There are two dozen art galleries and the shopping scene features Maine artisans that are often more like art galleries than shops, a feast for all the senses. So many reasons to visit and live in the area. To be a part of the growth and revitalization of the area would be exhilarating.

"Rockland investors are pouring more than \$20 million into a variety of projects to make Rockland a bigger draw for visitors and residents all year round" notes MaineBiz.

The Inn attracts guests year round. There is always something to experience in all seasons on the mid-coast. There are off shore islands to explore, cross country or downhill skiing at the Snow Bowl where you can ski and view the ocean at the same time! Music festivals, THE one and only lobster festival, lighthouses to visit and bays to sail. Many guests stay for a week and never tire of activities and explorations.

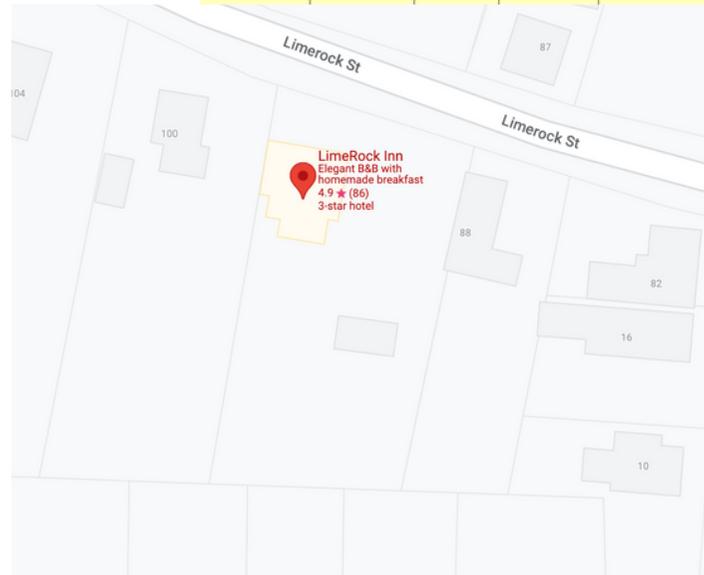
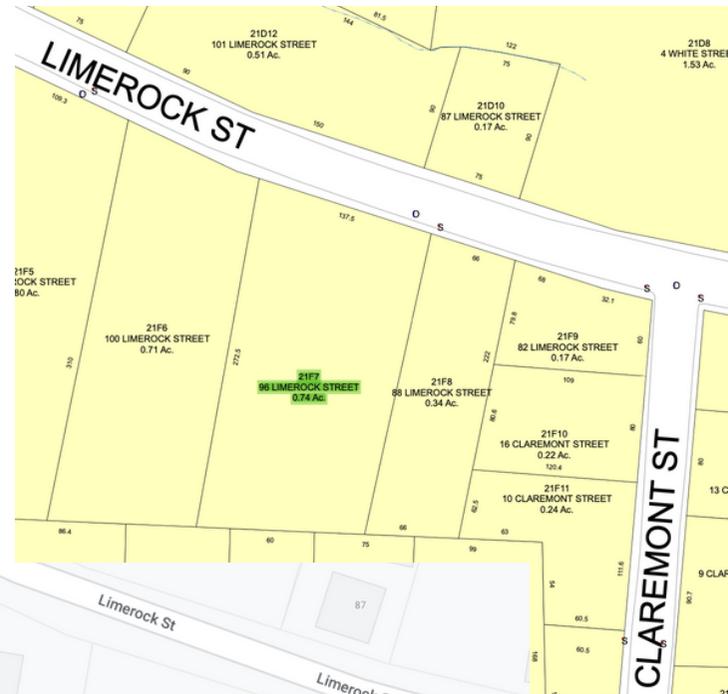
Located just a block from the Knox County Courthouse and other downtown businesses, this inn is an ideal alternative to traditional lodging for the business traveler.

Just 75 miles from Portland, 85 miles from Bar Harbor and only 8 miles from Camden, Rockland is a wonderful base to explore much of what Maine has to offer given its midcoast location.



PROPERTY DATA

- Built in 1893
- .73 acre lot
- Map 21 Lot 7
- 5,200 square feet (finished)
- large, full unfinished basement and large attic
- 8 guest rooms with en-suite baths
- 2 parlors, dining room and guest pantry
- 2021 real estate taxes: \$19,224
- New Viessmann propane boiler in 2017
- Tankless on demand propane water heater
- slate and copper roof restoration
- onsite paved parking lot
- clapboard exterior
- new gutters and soffits
- separate owner's cottage with open concept living room, kitchen and loft, and one bedroom and bath
- the inn was the first bed and breakfast business in 1994 and has been going strong ever since
- zoning - residential A
- public water & sewer



LOCATION

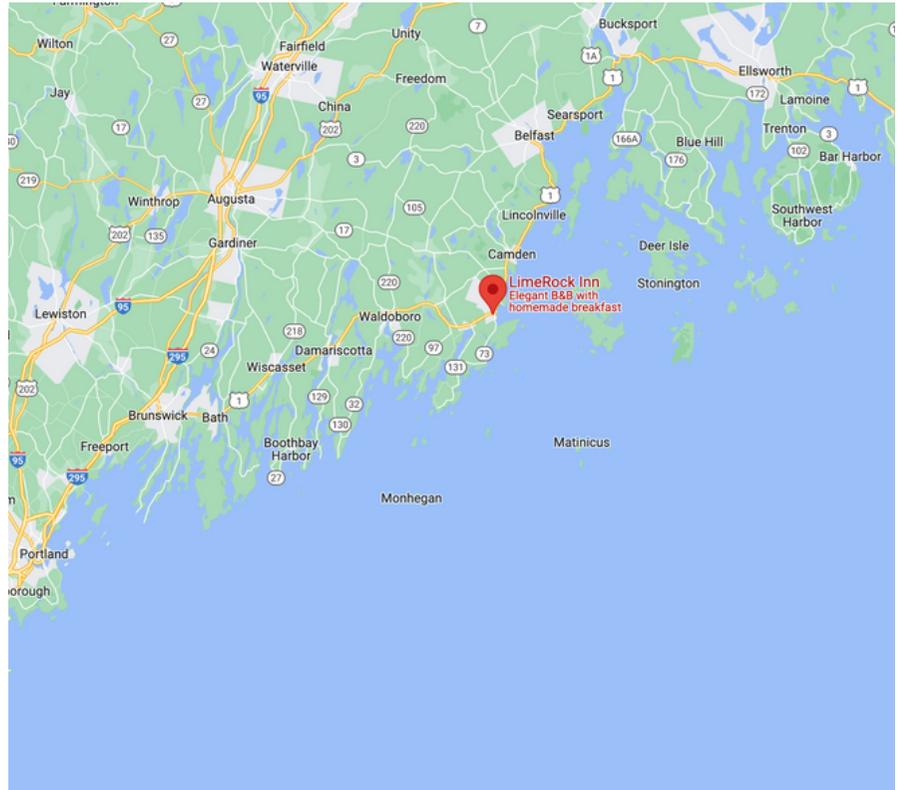
The Limerock Inn

96 Limerock Street, Rockland, ME
04841

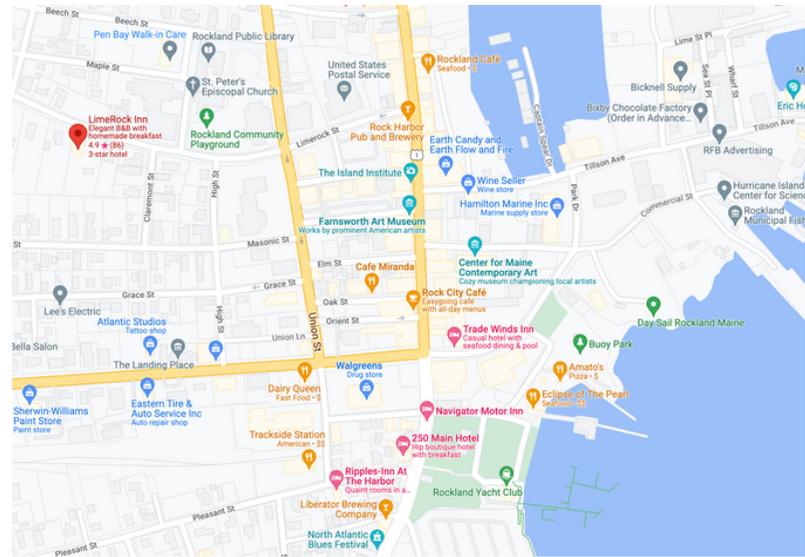
The inn is located:

- 1.5 hours from Portland
- 2 hours from Kennebunkport
- 15 minutes from Camden
- 2 hours from Bar Harbor
- 1 hour from Boothbay Harbor
- 50 minutes from Augusta

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**The private Owner's
Cottage on property**





THE LIMEROCK INN

ROCKLAND, MAINE



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

LIST OF PROPERTY IMPROVEMENTS

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$1,725,000

FINANCIALLY VIABLE, TURNKEY BUSINESS

For more information or to schedule a showing contact Dana Moos
at 207.266.5604 or email dana.moos@swanagency.com

FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER WITH SIGNED NON-DISCLOSURE AGREEMENT

Limerock Improvements

Limerock Inn Improvements Under Bonneau Ownership 2019-2022

Spring 2020 Complete Renovation The Limerock Inn. We went back in time and brought it back to the period of the home 1892 in an elegant style, but with today's amenities.

***It had been renovated in the early nineties to the "Nineties"

Project ran about **2.5 months** with up to 14 individuals working at once 7 days a week, as we were closed due to Covid.

Budget spent roughly \$110k. Included but not limited to with lots of step by step photo's is as follows:

(We will provide major receipts and manuals, warranties etc.)

ENTIRE INN updated with new:

- Stripping All wallpaper *Up to 7 layers thick.
- Plaster restoration, walls and ceilings
- All walls coated with special wallpaper primer.
- Entire Inn outfitted with custom wallpaper fabricated and shipped from England to fit period of this Beautiful English Queen Victorian.
- All original doors and trim accents stripped and restored.
- All ceilings were applied two coats of Benjamin Moore paint.
- All carpeting replaced with high end stain proof product including a thick industrial, commercial pad.
- New stairway and hallway runners.
- New English curtain rods.
- New Velvet curtains.

8 BATHS in guest suites updated with new:

- Some vanities
- Some sinks
- Some exhaust fans
- All GFI outlets
- All sink fixtures
- All lighting
- All bath & hand towel bars
- All Shelving
- All window coverings
- All baths now have Aveda bath products, Turkish Bath & hand towels, wash cloths & bath mats.
- Petit Manan guest suite has a complete newly constructed bath/shower area.

8 BEDROOMS in guest suites updated with new:

- Some Antique furnishings including beds, nightstands, dressers, love seats

- Some bedroom chairs
- All lamps
- Some mattresses
- Some TV's
- Some area rugs
- Some period Artwork
- All Comphy mattress covers
- All Comphy sheet sets
- All LL Bean Blankets
- All Comphy Duvets
- All Pottery Barn Duvet covers
- All Comphy Pillows
- All decorative pillows

DINNING ROOM updated with new:

- 2 x Custom Amish 4 top (table and chairs)
- 4 x Custom Amish 2 top (table and chairs)
- 1 x Custom Amish buffet
- Newly designed Limerock Inn Mugs
- NewLighting

GUEST PANTRY, GIFT SHOP & OFFICE updated with new:

- Completely gutted down to studs, floor to ceiling, re-designed and re-built.
- New lighting

KITCHEN updated with new:

- 2 x Propane fueled oven ranges.
- 1 x Dishwasher
- 1 x Side by side refrigerator
- Second breakfast prep area/buffet

FORMAL LIVING ROOM updates:

- 1900's Deluxe Victrola
- Antique furniture
- Again, new velvet curtains & english curtain rods.

BASEMENT updated with new:

- 100A Electrical panel
- Shelving for pantry and supply area.

OUTDOORS updated with new:

- New sign lighting and GFI outlet
- All GFI outlets around the property.
- All walkway lighting
- New Gazebo walkway and lighting
- New LL Bean weather proof outdoor furniture. (Rocking chairs, wicker tables & chairs.)
- Updated gardens through-out the property.
- Several stumps removed.
- Steps from Island Cottage back porch replaced

Public Detail Report

MLS #: 1537355

County: Knox

List Price: \$1,895,000

Status: Active

Property Type: Commercial

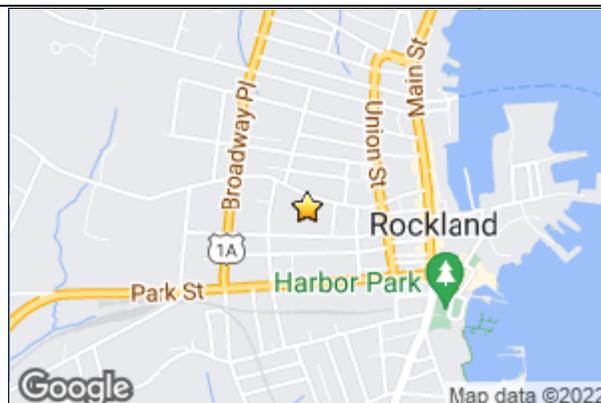
Original List Price: \$1,895,000

Directions: From the south, follow route 1 north into Rockland, make a left on Broadway and a right on Limerock. The inn sits on the right just a few lots past Broad Street.



**96 Limerock Street
Rockland, ME 04841-2945**

**List Price: \$1,895,000
MLS#: 1537355**



General Information

Sub-Type: General Commercial

Lot Size Acres +/-: 0.73

Sqft Fin Total +/-: 5,200

Land Information

Leased Land: No

Surveyed: No

Lot Size Acres +/-: 0.73

Zoning: RES-A

Interior Information

Total SqFt: 5,200

Total # Floors: 3

Property Features

Parking: 5 - 10 Spaces; On Site; Paved**Location:** Business District; Downtown; Near Shopping**Electric:** Circuit Breakers**Gas:** Bottled**Basement:** Bulkhead; Full; Unfinished**Construction:** Wood Frame**Foundation Materials:** Granite**Exterior:** Clapboard**Roof:** Composition; Shingle; Slate**Heat System:** Baseboard; Hot Water; Multi-Zones**Heat Fuel:** Gas Bottled**Water:** Public**Sewer:** Public Sewer

Tax/Deed Information

Book/Page/Deed: 5415/261/All**Deed/Conveyance Type** Quit Claim**Offered:** w/Covenant**Full Tax Amt/Yr:** \$19,223/

2022

Other Deed/Conveyance Type Warranty**Offered:****Map/Block/Lot:** 21//F7**Tax ID:** ROCD-000021F-000000-007000

Remarks

Remarks: This is a gorgeous grand Victorian built in 1893, with stunning architectural features, a turret with slate roof, beautiful interior woodwork, high ceilings and a large in-town lot, perfect for picturesque weddings on the lawn. The inn has been in operation for 25 years and is a well-known landmark in town. The inn has been lovingly maintained and restored over the years, with a mix of period furnishings, elegant new wall coverings and romantic touches. There is a separate owner's cottage on the property with 1 bedroom 1 bath, open concept kitchen, living room, gas fireplace/stove. A private deck is ideal for innkeeper dining and relaxation. The large wrap around porch is a guest favorite. There are 8 guest rooms with en-suite baths, two common guest parlors, a wood clad dining room, guest pantry, and spacious kitchen. The grand foyer makes a great location for wedding photos. This is a strong, year-round viable business.

LO: Swan Agency Real Estate

Listing provided courtesy of:



Dana Moos
Swan Agency Real Estate
43 Cottage Street
Bar Harbor, ME 04609
207-266-5604
207-288-5818
dana@danamoos.com
http://danamoos.com



Prepared by Dana Moos on Friday, July 22, 2022 9:57 AM.

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