



ACADIA YURTS AND WELLNESS CENTER



SOUTHWEST HARBOR, MAINE

OFFERED AT \$2,625,000



Acadia Yurts and Wellness Center is a unique lodging and self-care destination located on the "quiet side" of Mount Desert Island in Southwest Harbor, Maine. It offers an innovative "glamping" experience, combining comfortable and eco-friendly accommodations with a range of wellness services.

Accommodations:

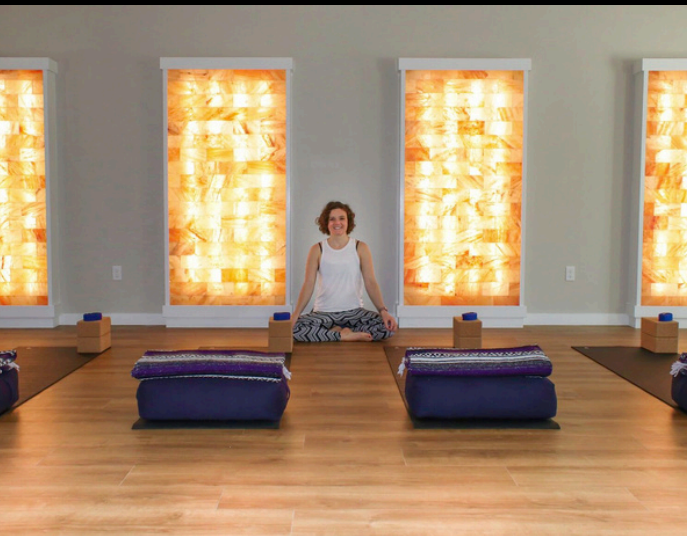
- Yurts: They offer weekly rental units in the form of yurts. These are not your typical camping tents; they are modernized, permanent circular structures with wood lattice frames and thick canvas walls, complete with reflective insulation and high-efficiency heat pump/AC units.
- They come in various sizes (e.g., 24-foot yurts for up to 4 guests, 30-foot yurts for up to 6 guests).
- Features often include well-equipped kitchens (some with dishwashers), full bathrooms, queen-size beds, sleeper sofas, Wi-Fi, and outdoor grills with seating areas.
- In addition to yurts, they also offer tiny houses for rent, ideal for couples.

The Wellness Center is a significant draw, offering a variety of services designed for relaxation and rejuvenation. It's open year-round by appointment. Services include:

- Weekly Yoga Classes
- Floatation Tank: A sensory deprivation float tank for deep relaxation and various health benefits.
- Infrared Sauna: A full-spectrum infrared sauna for detoxification, muscle pain reduction, and improved circulation.
- Massage Therapy: Licensed massage therapists provide personalized sessions.
- Reflexology: Services are available by appointment with a dedicated reflexologist.
- Reiki: Energy healing sessions are offered.
- Norma-Tec Leg Compression Therapy: Helps with muscle soreness, fatigue, and circulation.

Acadia Yurts is ideal for:

- Those seeking a unique and comfortable "glamping" experience near Acadia National Park.
- Visitors looking for a more tranquil base on Mount Desert Island away from the crowds of Bar Harbor.
- Individuals or groups interested in incorporating wellness and relaxation into their vacation.
- Families, as the yurts and tiny houses offer amenities suitable for a comfortable stay.







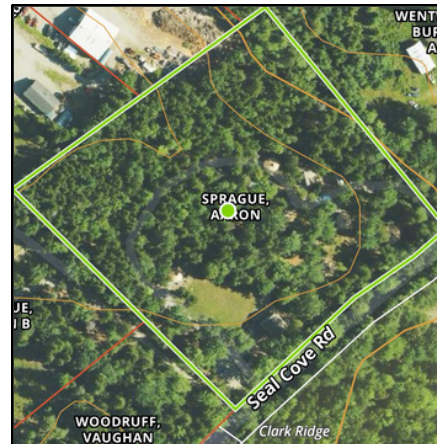
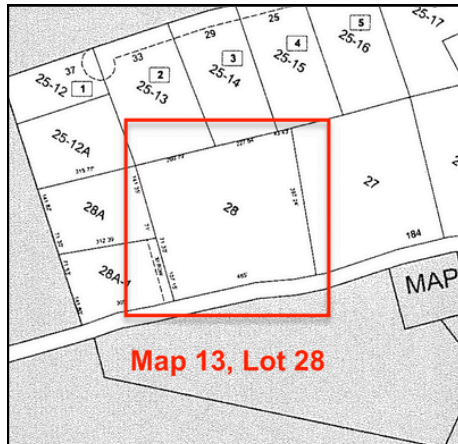
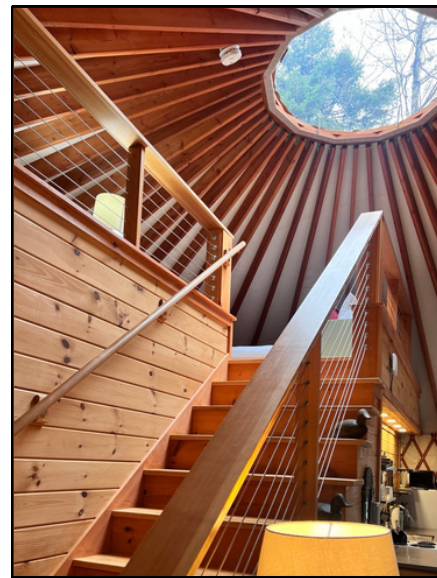
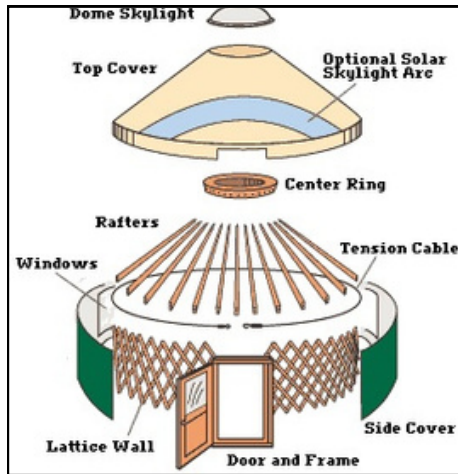






- 200 Seal Cove Rd, Southwest Harbor, ME 04679
- 4.8 acres
- 2024 Real Estate Taxes \$6,647.74
- Deed Book 6301, Page v330 , Hancock County Registry of Deeds
- Tax Map 13, Lot 28
- Zoning: B, mixed residential/ commercial use
- Year Built: Yurts, between 2015-2016; Wellness Center in 2019; the first Tiny House in 2019, the other Tiny House in 2021
- Yurts: 24ft and 30ft by Colorado Yurt Company; Tiny Houses 12x20ft custom built by Coastal Builders in Trenton, ME
- The 24ft yurts accommodate 4, and the 30ft accommodates 6. The tiny homes accommodate 2. All units have full kitchens and baths
- All buildings have heat pumps for heat and air
- Gravel parking lot and drive
- Parking for 15 vehicles
- Laundry: onsite, plus guest laundry
- Water/Sewer: private well (drilled) and septic

PROPERTY DATA





SOUTHWEST HARBOR

Southwest Harbor, Maine, is a charming coastal town nestled on the "quiet side" of Mount Desert Island, a stark contrast to the bustling Bar Harbor. It's renowned for its relaxed atmosphere, rich maritime heritage, and stunning natural beauty. The town itself features a quaint Main Street with charming shops, art galleries, and diverse eateries.

Situated just west of the southern entrance to Somes Sound, a fjord that nearly cuts Mount Desert Island in two, Southwest Harbor is often referred to as the "jewel" of Mount Desert Island, offering a more serene and authentic Maine experience than its eastern counterpart, Bar Harbor, characterized by a working harbor filled with lobster boats, yachts, and sailboats, reflecting its deep connection to the sea.

Southwest Harbor serves as an excellent base for exploring the western half of Acadia National Park, which is generally less crowded. You can access trails like Wonderland Trail, Ship Harbor Nature Trail, Flying Mountain Trail, and Beech Mountain. Echo Lake, with its sandy beach, is also nearby.

The area is famous for its master yacht builders, including the globally recognized Hinckley Company and Morris Yachts, Inc. Visitors can admire stunning yachts in the harbor or even take guided boat tours, lobster cruises, or rent their own powerboats or kayaks to explore the scenic waters and Somes Sound. Other attractions include:

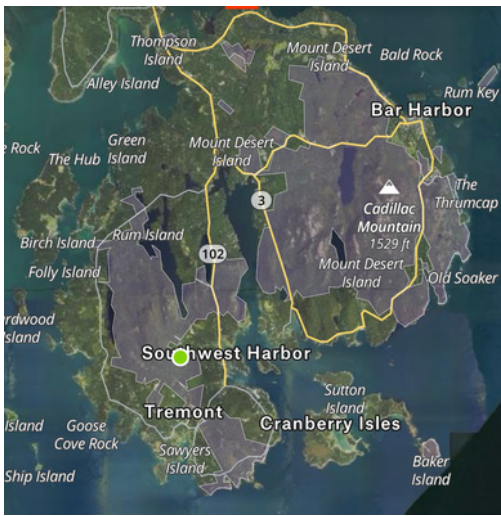
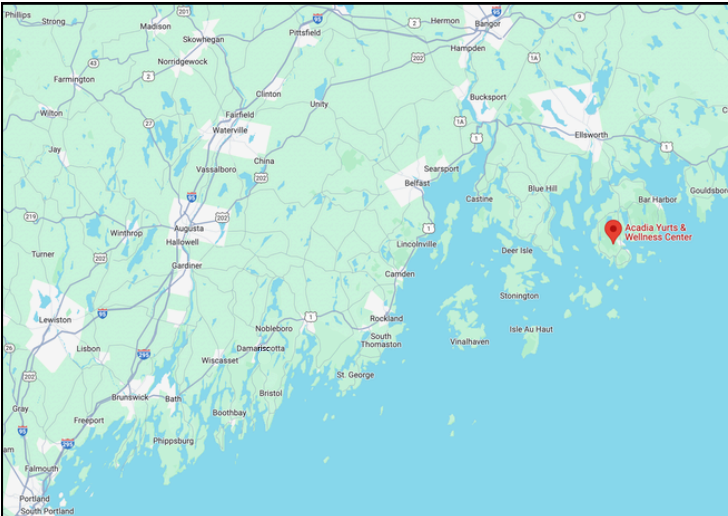
- Wendell Gilley Museum: This unique museum showcases the exceptional works of Wendell Gilley, a pioneer in American bird carving. It features a collection of over 300 of his intricately carved wild birds.
- Charlotte Rhoades Park and Butterfly Garden: A delightful mix of perennial and annual flowers attracts butterflies and hummingbirds, offering a peaceful natural escape.
- Manset: A picturesque area offering distant views of Bear Island Lighthouse, Sutton Island, Little and Great Cranberry Islands, and the open ocean, ideal for photography. But also one of the best views looking up Somes Sound at the mountain ranges of Acadia.
- Bass Harbor Head Light: While technically in Bass Harbor, this iconic lighthouse is a short drive from Southwest Harbor and offers breathtaking coastal views.

Overall, Southwest Harbor offers a perfect blend of natural beauty, outdoor activities, and a laid-back, authentic Maine coastal experience, making it a popular choice for those seeking a more tranquil alternative to the busier tourist hubs on Mount Desert Island.

Acadia Yurts is located:

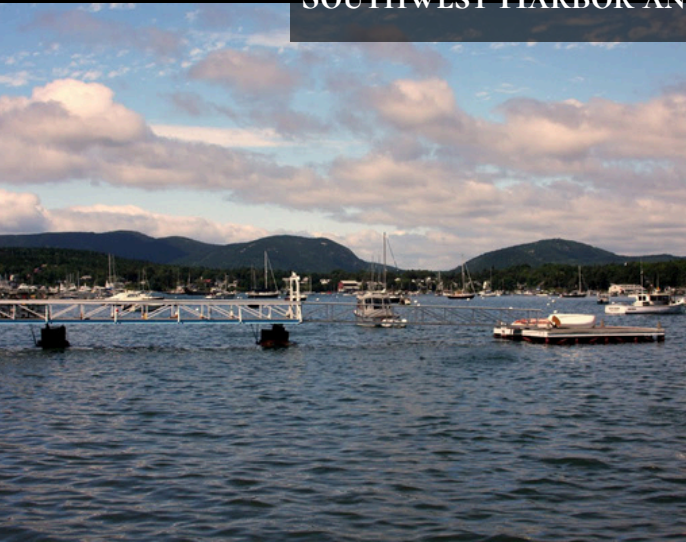
- 3 hours from Portland
- 2 hours from Augusta
- 2.75 hours from Boothbay Harbor
- 1.75 hours from Camden
- 1.25 hour from Bangor
- 1 hour from the Schoodic Peninsula
- 1 hour from Blue Hill
- 30 minutes from Ellsworth
- and 5 minutes from Acadia National Park on the Western side of the island, otherwise 25 minutes to the main entrance near Bar Harbor

Areas shaded in grey on the map (below, left) are part of Acadia National Park, which offers hiking trails on both sides of Mount Desert Island (trails on the middle map)





SOUTHWEST HARBOR AND ACADIA NATIONAL PARK





Acadia Yurts and Wellness Center aims to provide a memorable and restorative vacation experience by blending unique accommodations with a focus on well-being and a connection to nature.



Could this be the property and business for you?



ACADIA YURTS AND WELLNESS CENTER IS PROUDLY
OFFERED AT \$2,625,000



HOSPITALITY INVESTMENT BROKERAGE



For more information contact Dana Moos 207-266-5604 dana.moos@swanagency.com

Additional information available: Deed; Real Estate Tax Bill; Additional Photos; Seller's Property Disclosures
Financial Statements provided only to qualified buyer with signed non-disclosure agreement