



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

proudly introduces



IN LINCOLNVILLE, MAINE

OFFERED AT \$1,675,000



A RARE COASTAL GEM IN THE HEART OF MIDCOAST MAINE

Welcome to Pine Grove Cottages—an extraordinary opportunity to own a slice of classic New England charm in one of Maine's most desirable coastal regions. Nestled along scenic Route 1 in Lincolnville, just 4 miles from vibrant downtown Camden, this turnkey cottage property offers the perfect blend of nostalgic summer living and modern comfort.

This established business features nine beautifully updated cottages (studios, 1 and 2 bedrooms units), each thoughtfully designed to reflect the timeless appeal of Northeast coastal style while offering all the amenities today's travelers seek. From private decks and fire pits to cozy interiors and tasteful finishes, every detail has been curated for guest comfort and relaxation.

Surrounded by adventure and natural beauty, Pine Grove is ideally situated: minutes north of Camden Hills State Park with its stunning hikes and breathtaking views, and minutes south of sandy Lincolnville Beach—perfect for beachcombing, kayaking, or soaking in the salt air. Guests can enjoy day trips to Acadia National Park, or sail on historic schooners from Camden Harbor...where shops, restaurants and galleries are plentiful.

Whether you're looking for a hospitality investment, a family-run business, or a private retreat with income potential, Pine Grove Cottages offers the best of Maine's coast—ready to enjoy, operate, and grow...with cleared land to add additional units. There is a separate owner's house onsite with 2 bedrooms, 1 bath, spacious living room, sun porch, eat in kitchen, which could be added as the 10th unit to the revenue stream. There is a full onsite laundry and front office for guests check in. This is a must see property!









PROPERTY DETAILS - 2076 ATLANTIC HWY, LINCOLNVILLE, MAINE 04849

- Book 4605, Page 99, Waldo County Registry of Deeds
- 3 acres
- Building size: 4,502 sf finished space
- Year Built: 1900 (house), cabins added circa 1930s
- 2025 Real Estate Taxes \$8,217.70
- 9 guest cottages (studio, 1 and 2 bedrooms), with full kitchens, full baths, private decks
- 2 bedroom owners house with 1 bath, living room, eat in kitchen, sunporch
- Onsite laundry with storage
- Garage with room for one car or lawn care equipment, plus storage (the size of a two car, but only one door for a car)
- Heat System: Hot water, baseboard, heat pump
- Water/Sewer: Private well/private septic
- AC units and mini splits
- Basement: bulkhead, full, unfinished
- Roof: Composite, Shingle
- Siding: shingle siding; vinyl siding; log siding
- Stone foundation on house; post foundation cottages
- Gravel/paved parking lot for approx. 15 cars
- MANY COTTAGE UPDATES, including most kitchens and baths, most furnishings, all mattresses and bedding, flooring, etc.
- House upgrades include new kitchen, appliances, lighting, new flooring on the first floor, new heat pumps,
- Large outdoor area cleared out in the back pine grove by “Gracie’s Trail” leading to “The Hilltop at Pine Grove” to firepit and chairs for gathering













LINCOLNVILLE, MAINE

The Heart of the Maine Coast, Lincolnville, Maine is a well-kept secret – one of those “off the beaten path” places hiding in plain sight on the Midcoast of Maine. Within its boundaries are beaches, lakes, mountains, salmon streams, great places to stay, fabulous food, and countless things to see and do.

Voted one of the “top 20 Towns in the U.S.” by Outside Magazine Lincolnville was first settled in 1774 as a farming and fishing community. Over time it has become hometo an eclectic mix of people that includes artists, writers, craftsmen, world-class sailors, boat builders, winemakers, lobstermen, farmers, and just about any other profession you can name. About 75% of Camden Hills State Park is actually not in Camden, rather in Lincolnville. At an elevation of 844ft Bald Rock and its stunning view from the top, is best accessed by the parking lot at Young Town Road, one of several entry points to the sprawling array of recreational trails that make up the park.



There is an ever-changing variety of indoor and outdoor activities in the midcoast region. Each season brings unique ways to explore our extraordinary state. From taking a ferry to Islesboro, to hiking, biking, kayaking and canoeing, swimming, antiquing to skiing MountBattie, and let's not forget experiencing Maine's constantly growing microbreweries and food scene! Day trips are easy from Pine Grove Cottages, making it easy to use the inn as home base and not live out of a suitcase from town to town! Pine Grove Cottages is 2 miles from Lincolnville Beach and 2 miles to Mount Battie at Camden Hills State Park. Nearby airports are Knox County Airport, Portland International Jetport and Bangor International Airport.

Pine Grove is located:

4 miles to Camden

13 miles to Rockland

46 miles to Bangor

50 miles to Boothbay Harbor

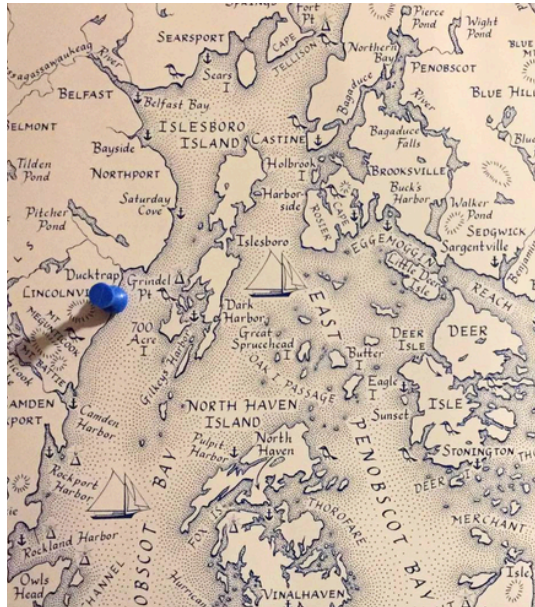
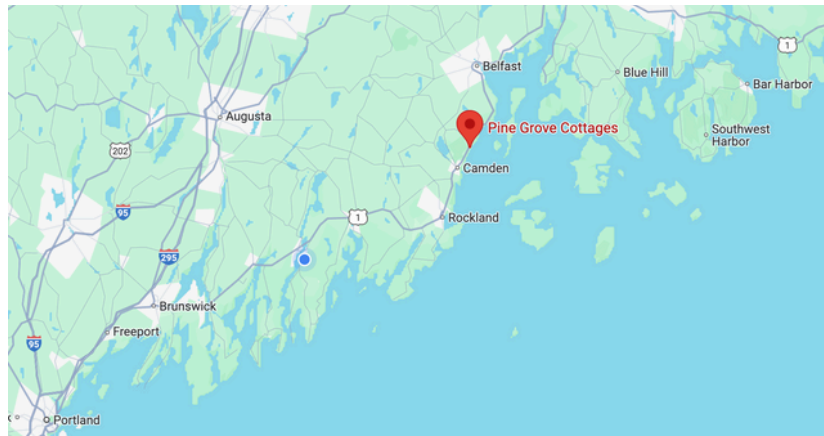
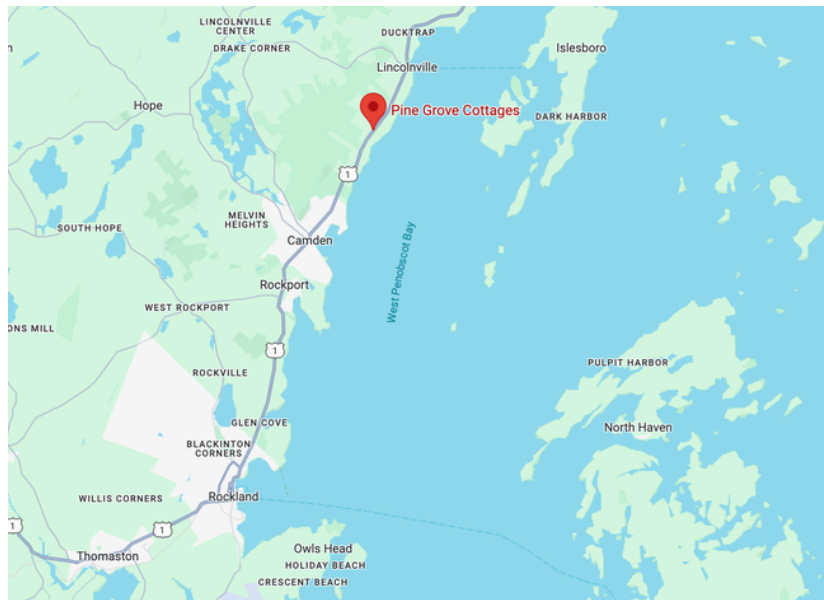
70 miles to Freeport

70 miles to Bar Harbor

70 miles to Acadia National Park

87 miles to Portland

114 miles to Kennebunkport



LINCOLNVILLE BEACH





Nearby Lighthouses

Rockland Breakwater

Owl's Head

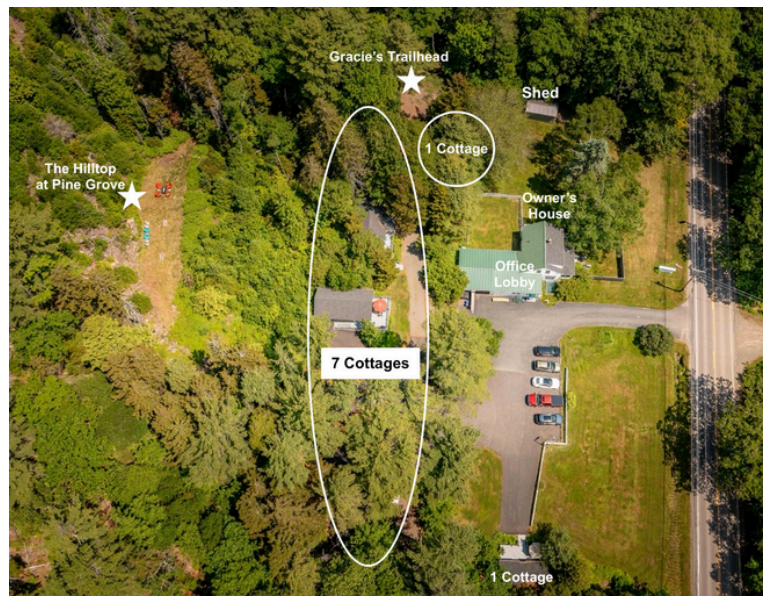
Marshall Point



OWNER'S RESIDENCE

It isn't too common to find a small hospitality property with a separate house for the owners. This offers privacy, yet still allows the owners to be accessible for their guests. The office/check in reception is a welcoming spot for brochures of things to do, grabbing a bottle of wine, or browsing some of the fun branded retail items offered.

The house has 2 bedrooms upstairs, one bath with shower and soaking tub downstairs. The eat in kitchen opens to a sitting room and a sun porch. There is a small fenced in yard in front, and a larger one in back of the house (perfect for dogs!)



OFFICE, LOBBY



**GARAGE +
LAUNDRY**

OWNER'S HOUSE









PINE GROVE COTTAGES IS BEING OFFERED AT \$1,675,000

For more information or to schedule a showing contact Dana Moos 207.266.5604 dana.moos@swanagency.com
or Diane Pace 781.910.4251 diane.pace@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