



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

Proudly Introduces



CAMDEN, MAINE

OFFERED AT \$2,195,000





Towne Motel, a unique motel offering Camden Maine Lodging with vintage charm, newly renovated rooms, great rates, and a perfect location—just a five minute stroll to the heart of our quintessential Maine village and harbor. Guests explore the picturesque village of Camden with its unique shops, award winning restaurants, and picturesque and frequently photographed boat filled harbor! And with very affordable rates, guests can enjoy more dining and shopping, or a cruise on a schooner.

A unique feature at Towne Motel is that guests can gather for a homemade continental breakfast in the parlor and dining room of the 1853 home, attached to the motel.

For most people who fall in love with Camden, it's love at first sight – and then it's love all over again whenever they come back. Some take the plunge and move here, some just visit! What's not to love? Camden, Maine looks and feels like the typical coastal Maine village of your imagination: colorfully painted stores and restaurants line Main Street, and just a few steps from there is one of the most scenic Maine harbors, where sail boats of all sizes are waiting to take you out to sea.

Looking back on the town from one of these boats, you see what makes Camden different from most other midcoast towns – the beautiful Camden Hills framing the village from the West! The combination of hills and harbor makes Camden one of the two places on the Atlantic “where the mountains meet the sea.” Hikers, skiers, mountain bikers, and sightseers all enjoy the views from above, onto the white church steeples, the blue-green sea, and the dozens of islands floating in Penobscot Bay.

In October, the foliage in the hills is unforgettable, and in the winter, you can ski with a view of the sea!

Towne Motel has been awarded a certificate of excellence for 12 years and was inducted into the TA Hall of fame in 2019. They have also been a Yelp Traveler's Choice!







COMMON AREA FOR GUEST BREAKFAST SERVICE





A SAMPLING OF GUEST ROOMS



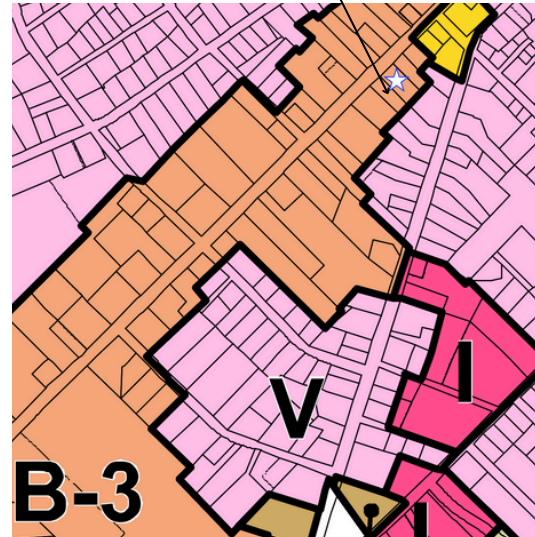
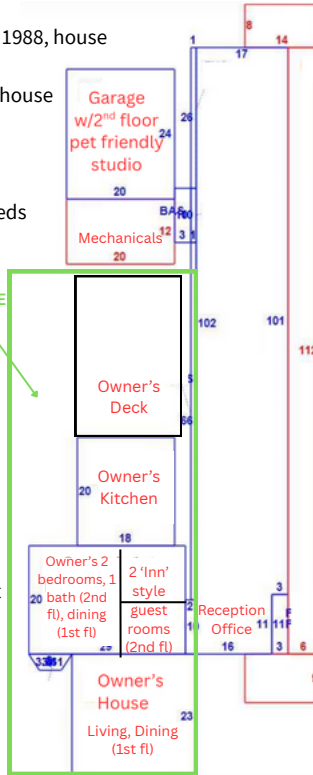




PROPERTY DATA

- Towne Motel has 16 renovated motel rooms, sleeping 2-4 guests and 1 pet friendly studio, sleeping two people and up to two pets
- Rooms have flat screen TVs, cable, WiFi, Beautyrest mattresses, refrigerators, Keurig coffee makers, ironing boards, HVAC system, ceiling fans, screen doors
- Homemade continental breakfast served in the parlor and dining room of the home during the busy season. During the quiet season, breakfast baskets are delivered straight to the rooms
- House built in 1855, motel 1st floor in 1955, 2nd floor in 1988, house addition 2001
- 7,081 sf finished space (motel is about 4,000sf and the house is about 3,081)
- 17 guest rooms plus owner's house
- Lot size: .44 acres
- Deed Book 4727 Page 197, Knox County Registry of Deeds
- 2024-25 real estate taxes \$12,232.50
- Zoning - B3, Business Transition District
- Map 199, Lot 187
- Paved parking lot for 22 cars
- Wet Sprinkler System for the motel only
- Heat Fuel: Oil
- Heat Type: Hot Water baseboard/heat pumps
- Flooring: hardwood, carpet, laminate
- Exterior: wood frame, vinyl
- Full unfinished basement with moisture vapor barrier and additional insulation installed in 2012
- Full attic insulation installed in motel in 2012
- Roof: Motel is metal, installed in 2012; house is asphalt shingle installed 2001/2012/2013
- Public water and sewer

**OWNER'S
RESIDENCE**



The owner's residence is a two story home built in 1853 and is attached to the motel, built later in the mid 1950s. It offers 2 full baths, living room, dining room, expanded kitchen in 2001, a private deck added in 2013 and new fence in 2023. Heat pumps were added in the kitchen and both bedrooms.

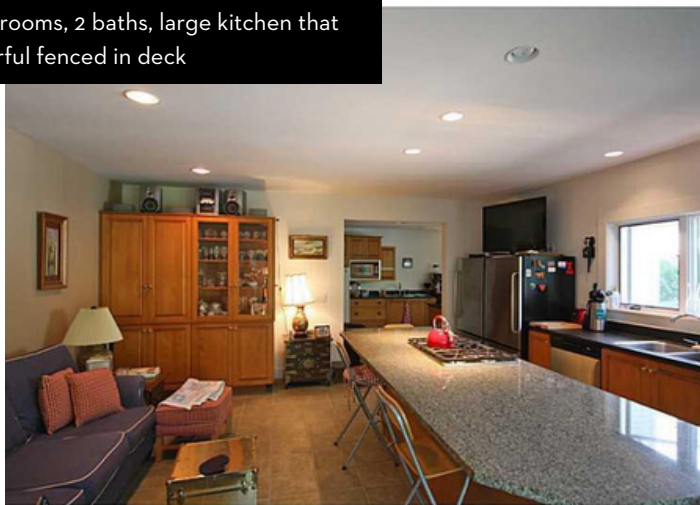


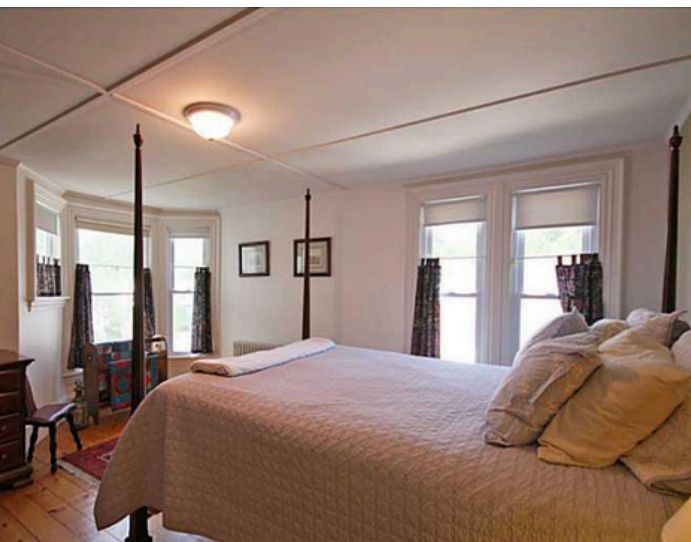
The original pumpkin pine floors are showcased in the dining room and one of the two owner's bedrooms. The kitchen and bedrooms have heat pumps (for air and heat). The kitchen addition has a ceramic tile floor, granite counters and a propane cooktop. There is a large double sliding glass door leading to the new fenced-in deck.



OWNER'S RESIDENCE

Living Room, Dining Room, 2 bedrooms, 2 baths, large kitchen that opens to a wonderful fenced in deck



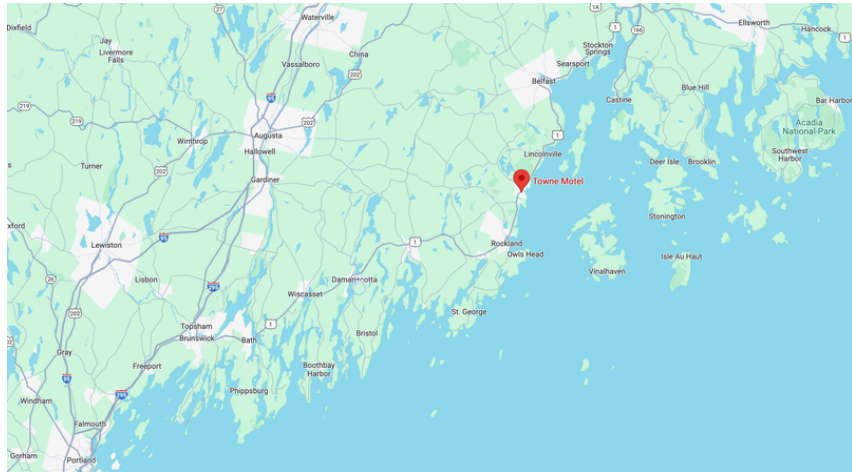
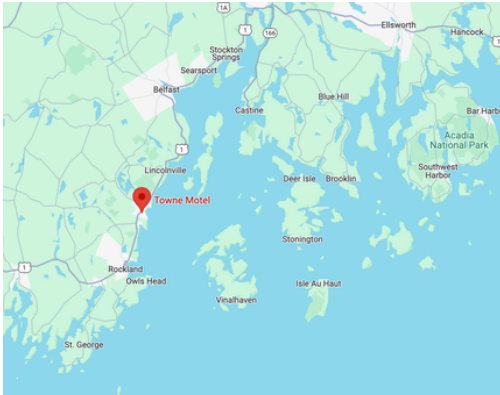




OWNER'S PRIVATE DECK



LOCATION



Situated between the mountains and the sea, Camden is a quaint, charming, four-season community with historic sites, award-winning cuisine, incredible galleries and museums, sophisticated shops, various accommodations, and outdoor adventures for every skill level and taste.

This part of the Midcoast of Maine offers experiences for every reason and every season! To read more about Camden's history: <https://www.danamoos.com/history-of-camden-maine>

Camden is the ideal location from which to explore Maine's Mid Coast and Towne Motel is the perfect getaway retreat. Guests enjoy the Inn as a home base as they explore points North and South (or East and West up and down coastal Route One).

Day trips to Bar Harbor, Acadia National Park, or travel south an hour to Boothbay Harbor, all an easy drive from Camden. And with Portland International Jetport just an hour and a half drive, access to the inn is easy.

Within a 5-15 minute drive you can find crystal-clear lakes ideal for kayaking and swimming, miles of picturesque hiking trails that cater to all skill levels, serene beaches for sunbathing and picnicking, charming wineries offering delightful tastings, and scenic vistas that will leave you breathless.

- 50 miles from Bangor, ME
- 75 miles from Bar Harbor
- 80 miles from Portland, ME
- 100 miles to Kennebunkport
- 100 miles to Moosehead Lake
- 6 miles to Lincolnville
- 7 miles to Rockland
- 30 miles from Damariscotta
- 40 miles from Boothbay Harbor
- 40 miles from Augusta







ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

LIST OF PROPERTY IMPROVEMENTS

SELLER'S PROPERTY DISCLOSURES

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



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

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