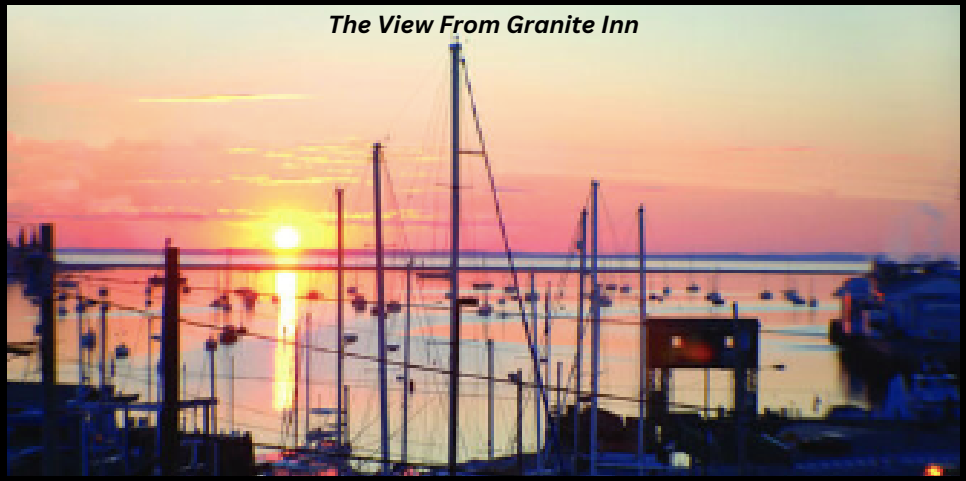
portside REAL ESTATE GROUP | SWAN AGENCY
HOSPITALITY INVESTMENT BROKERAGE

Proudly Introduces

The Granite Inn

Offered At $1,250,000

Across from the Marinas, Shipyards and Ferry Service,
in Rockland, Maine



The View From Granite Inn

The Granite Inn, nestled in the heart of Rockland, Maine, offers a charming and historic lodging experience. Housed in a beautifully preserved granite building, it reflects the city's rich maritime and industrial past. This inn provides a blend of classic elegance and modern comforts, making it a popular choice for visitors exploring the Midcoast region.

Guests often praise the inn's unique architectural details, cozy atmosphere, and convenient location. Situated within walking distance of Rockland's vibrant downtown, visitors can easily access the area's renowned art galleries, museums like the Farnsworth Art Museum, and diverse dining options. The proximity to the harbor also allows for easy access to boat tours and scenic waterfront strolls.

The Granite Inn features well-appointed rooms, each with its own character, and nice natural light. Whether you're seeking a relaxing getaway, a cultural exploration, or a relaxing coastal retreat, The Granite Inn provides a comfortable and memorable stay in Rockland.

History of The Granite Inn

546 Main Street, located in the national historic district of Rockland, Maine, began in 1833 as a Federal Colonial house built of gray granite quarried nearby in St. George. Local craftsmen fashioned the beautiful structure that still stands today. The house was built for Capt. Robert Perry, a “well-known mariner.”

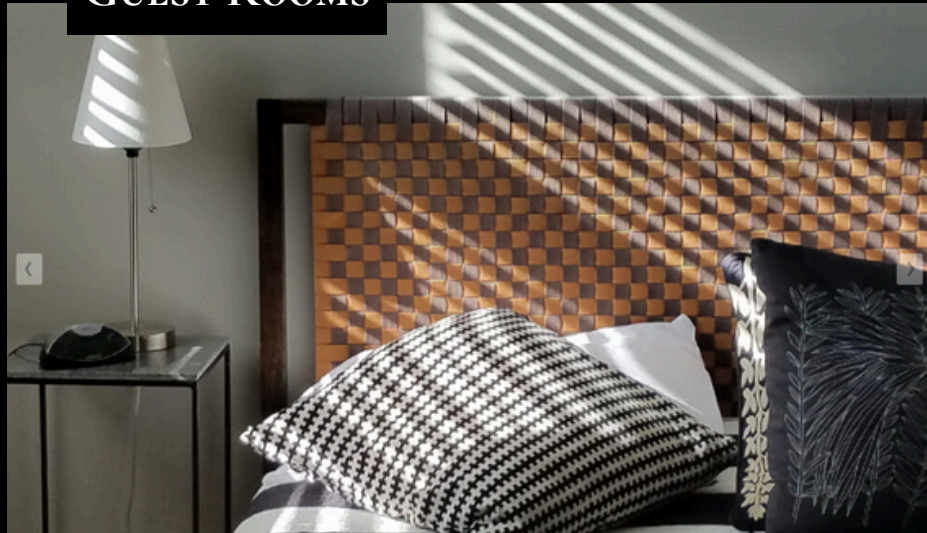
In 1906, the Elks Club purchased the building for their clubhouse, adding the large wooden wing to the rear. The building was heavily damaged by fire in the 1940’s. The terrazzo floors and woodwork date from the building's restoration.

In 1984, through renovation and restoration, the property was converted into the lovely, comfortable Granite Inn, formerly known as The Old Granite Inn.

The current owners/innkeepers have been greeting guests from around the world since their purchase of the property in 2006.

The Inn's Common Areas

Guest Rooms



Downtown Rockland Maine

True to its name, the Granite Inn is distinguished by its granite façade and expansive porch. Situated across from the ferry terminal and Knights Marina, guests can get an unobstructed view of the active harbor with lobster boats, windjammers and docks. And Rockland has become a fast-growing community for tourists.

With many new restaurants, shops, museums, galleries and the famous Strand Theatre, along with the thriving waterfront, Rockland is a popular stop for travelers exploring the southern/midcoast shores of Maine.

546 Main Street, Rockland ME Property Details

- Book 2175, Page 339, Knox County Registry of Deeds
- Map 12, Block F, Lot 5
- .26 acres
- Lot size: 11,326 sf.
- Building size: 12,460sf; 6,753sf finished space
- Basement/storage/crawl space
- Year built: 1790, 1833, and addition in 2008
- 2025 Real Estate Taxes $20,387
- 16 total rooms/13.5 baths, 3 stories
- 8 guest rooms, (includes two 2-room suites), all with private baths
- Spacious common areas with two living room areas, a large dining room with sitting room, kitchen, and powder room
- Two fireplaces; one gas/one wood
- Large basement, partially finished, mostly storage and laundry
- Gable roof/asphalt shingles (new in 2018)
- Granite and wood siding
- Block/stone foundation
- Heat: electric, propane, solar, mini splits
- Water/Sewer: : Public
- AC units and mini splits
- Fire sprinkler system - wet
- Paved parking for 9 cars

5 GRANITE STREET
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12E3
546 MAIN STREET
0.26 AC
12F4
12F5
TALBOT AVENUE
0.15 AC
12F6
5 TALBOT AVENUE
0.21 AC
532 MAIN STREET
0.12 AC
4B1
517 MAIN STREET
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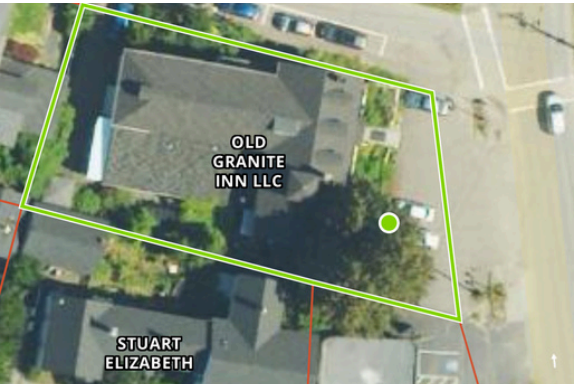
4A3
520 MAIN STREET
1.25 AC
4A4
Main St
Rockland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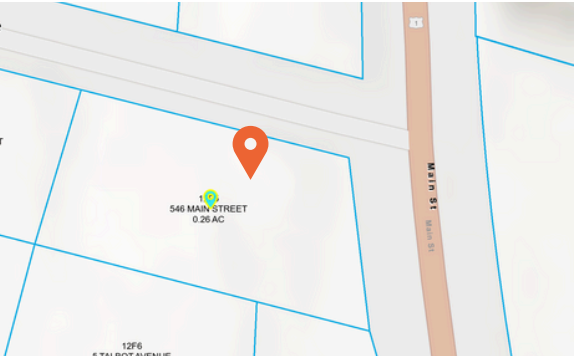
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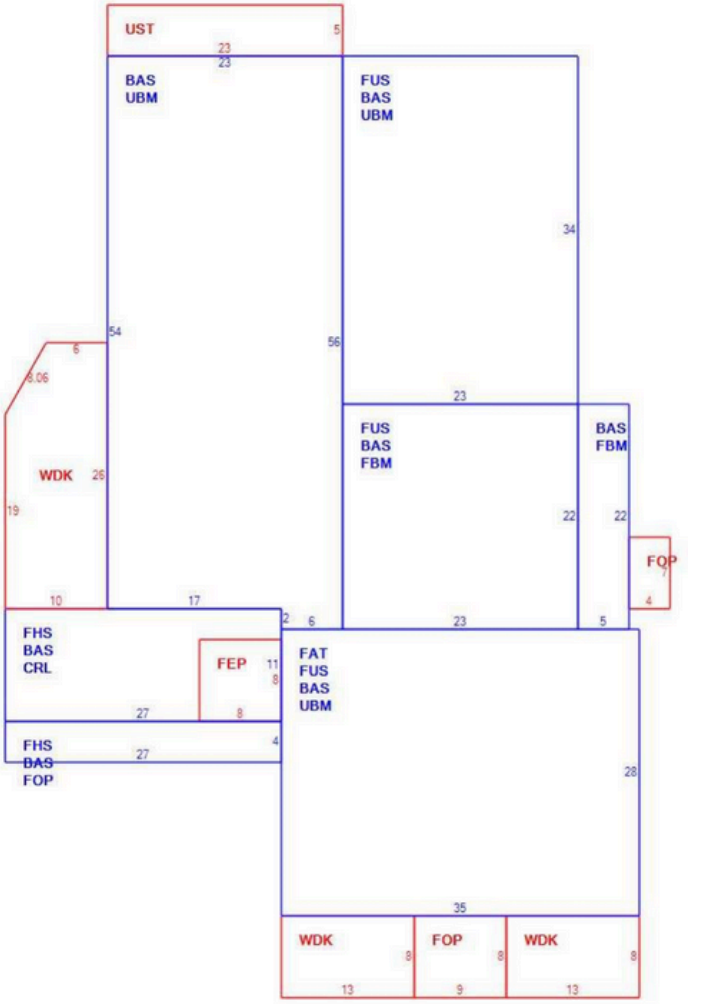
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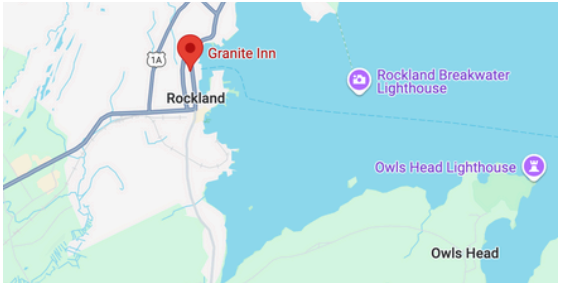
Rockland is located on the western shore of Penobscot Bay, a large and picturesque bay in the Gulf of Maine. This gives it a significant maritime character, with a working harbor and access to numerous islands. It's a key city within the Midcoast region, an area known for its scenic coastline, historic towns, and artistic communities. It also serves as a departure point for the Maine State Ferry Service, providing access to islands like Vinalhaven, North Haven, and Matinicus. In essence, Rockland's location on Penobscot Bay makes it a gateway to the islands and a focal point for coastal activities, while its position within Midcoast Maine provides access to a rich blend of cultural and natural attractions.



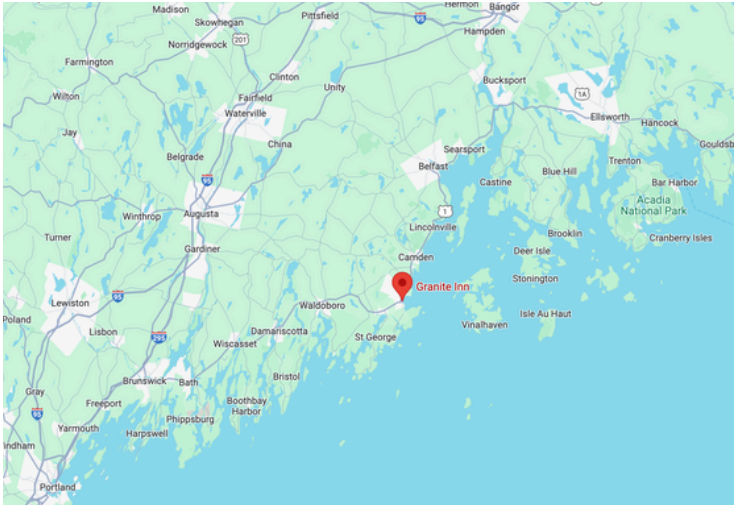
Nearby Airports

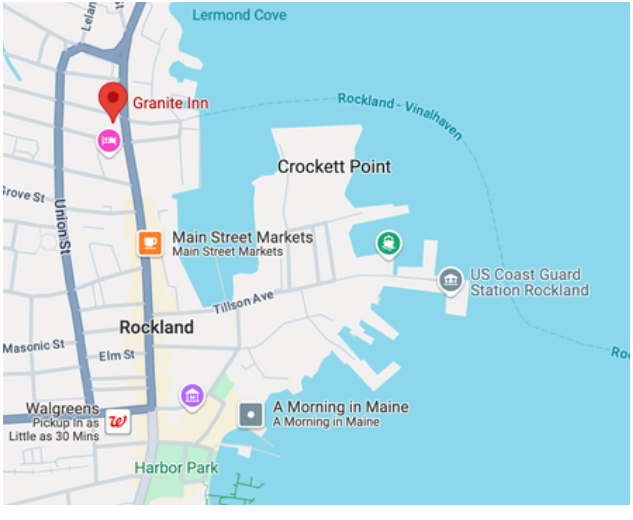
Knox County Airport
Portland International Jetport
Bangor International Airport

Nearby Lighthouses

Rockland Breakwater
Owl's Head
Marshall Point

- Augusta - 42 miles
- Bar Harbor - 84 miles
- Bangor - 61 miles
- Brunswick - 55 miles
- Boothbay Harbor - 40 miles
- Boston, MA - 189 miles
- Camden - 8 miles
- Portland - 82 miles





Owner's Quarters

There is substantial private space for the owners of Granite Inn.

The owners put a two story addition onto the 1700s end of the house, adding a first floor living room with a second story with vaulted ceilings, incredible natural light and a wonderful view of Rockland's bustling working harbor. This space is accessible from the exterior private front porch, as well as from the kitchen or office/reception area.

Off the inn's private kitchen is access to the owner's bedroom with ensuite bath. There is a small outdoor deck accessible from the owner's living room.

There is a 3rd floor space upstairs from the 2nd story vaulted space (photo at right) that could be refinished to add another private owner's room or staff room.

There are options at The Granite Inn!

The 2nd story
owner's view !

BAUHAUS

WHY ROCKLAND?

Rockland offers a well-rounded experience, blending art, culture, history, and natural beauty, making it a desirable destination for a wide range of travelers.

A Thriving Arts Scene:

- Rockland is renowned as an arts destination, anchored by the prestigious Farnsworth Art Museum, which showcases significant American art, particularly works related to Maine.
- The city boasts numerous art galleries, contributing to a vibrant and dynamic cultural atmosphere.

Beautiful Coastal Setting:

- Its location on Penobscot Bay provides stunning waterfront views and access to scenic coastal landscapes.
- The working harbor, with its bustling activity and maritime heritage, adds to the city's unique charm.

Culinary Delights:

- Rockland has gained recognition for its diverse and high-quality dining scene, with a focus on fresh seafood, especially lobster, and farm-to-table cuisine.

Historic Charm:

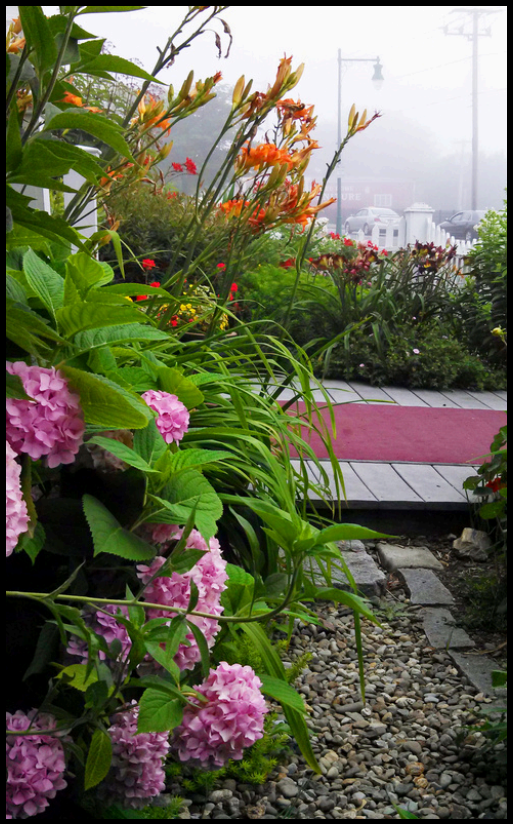
- The city's rich history is evident in its architecture and preserved landmarks, offering a glimpse into its past as a prominent maritime and industrial center.

Outdoor Activities:

- Visitors can enjoy various outdoor pursuits, including boat tours, coastal walks, and exploration of nearby islands.
- The Rockland breakwater is a very popular walk.

Festivals and Events:

- Rockland hosts popular events like the Maine Lobster Festival, attracting crowds with its festive atmosphere and culinary offerings.



THIS TURNKEY INN IS BEING OFFERED AT $1,250,000

Additional information available:
Deed; Real Estate Tax Bill; Additional Photos; Seller's Property Disclosures

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.page@swanagency.com

Financial Statements provided only to qualified buyer with signed non-disclosure agreement