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REAL ESTATE GROUP

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SWAN AGENCY

PROUDLY INTRODUCES



OneSixtyFive

The Inn on Park Row

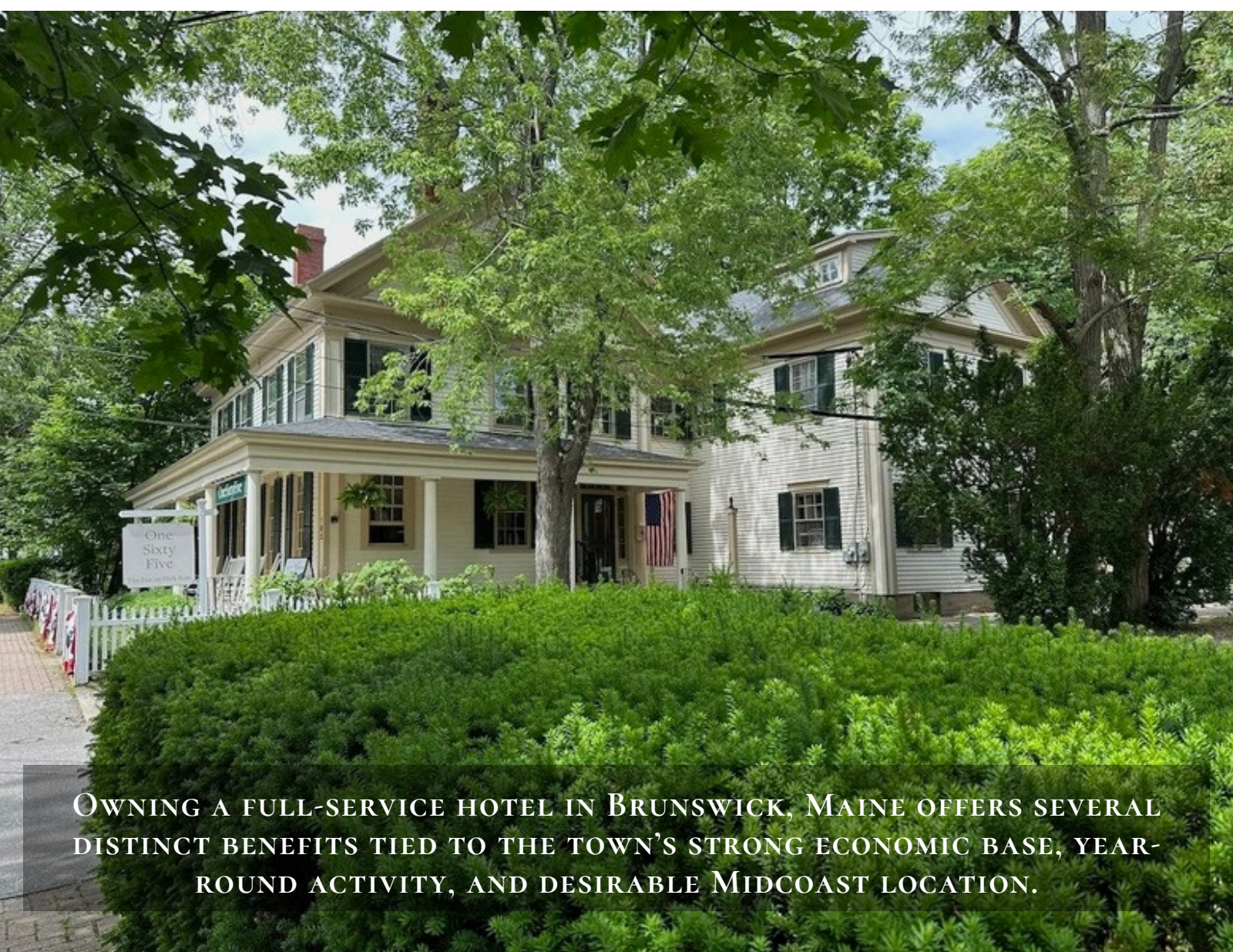


LOCATED IN THE HEART OF SOUTHERN MIDCOAST MAINE'S  
VIBRANT TOWN OF BRUNSWICK



THIS IS A FINANCIALLY VIABLE FULL SERVICE INN OFFERED AT \$3,395,000





OWNING A FULL-SERVICE HOTEL IN BRUNSWICK, MAINE OFFERS SEVERAL DISTINCT BENEFITS TIED TO THE TOWN'S STRONG ECONOMIC BASE, YEAR-ROUND ACTIVITY, AND DESIRABLE MIDCOAST LOCATION.







**Brunswick** is a college town offering rich and diverse art and cultural resources, anchored by Bowdoin College's noted museums, theater, and concert halls. **OneSixtyFive** is located just steps from Bowdoin college, on the center town "Mall" where food trucks, shops, restaurants and shopping are all within a short walking distance.

Just 20 minutes south is the bustling city of Portland where visitors come from all over to experience the vibrant food scene, boat cruises and breweries. Brunswick has gained popularity over the years for its food and microbrewing scene!

## OPERATIONAL ADVANTAGES

### Local Partnerships & Institutional Relationships

- Bowdoin College and local businesses frequently require lodging and event space — ideal for developing long-term contracts and repeat group business.
- Nearby arts and culture institutions (Maine State Music Theatre, Bowdoin International Music Festival) create strong seasonal demand.

### Community Integration

- Full-service hotels in Brunswick often serve as community hubs — venues for local dining, meetings, and special events — increasing brand visibility and loyalty.
- The local population (over 20,000) supports food & beverage revenue even outside the tourist season.

### Workforce Availability

- Access to a local labor pool (college students, year-round residents) makes staffing more stable than in isolated coastal markets.





## INVESTMENT BENEFITS OF ONE SIXTY FIVE

### **Stable Year-Round Demand**

- Bowdoin College drives a steady stream of business — visiting families, faculty, alumni, speakers, and prospective students — even in off-season months.
- Mid Coast Hospital (MaineHealth) and nearby corporate offices (BIW/Bath Iron Works, LL Bean in Freeport) generate consistent business travel.
- Tourism remains strong May–October, but Brunswick’s education, healthcare, and business base support occupancy in shoulder and winter seasons.

### **Strong Location in Midcoast Maine**

- Centrally positioned between Portland and Camden, Brunswick captures both north- and southbound travelers.
- Easy access via I-295, Amtrak Downeaster, and Brunswick Executive Airport makes it a transportation hub for the region.
- Proximity to coastal towns like Bath, Harpswell, and Boothbay expands marketing reach without the isolation of more rural destinations.

### **Balanced Market – Less Saturation Than Portland**

- Brunswick’s lodging market is relatively limited — a few small inns and midscale hotels — meaning a well-managed full-service property can command premium ADR (average daily rate) and strong RevPAR compared to limited-service competitors.
- Portland’s hotel market is competitive and costly; Brunswick offers lower operating costs and steadier occupancy.

### **Upside from Mixed Revenue Streams**

- A full-service model (rooms + food & beverage + events) creates multiple income sources:
- Guest rooms and extended stays
- On-site restaurant and bar
- Small weddings, corporate retreats, and college-related events. These diversified revenue streams mitigate seasonal swings.



## THE PROPERTY

This historic 1848 house is quintessential New England, with its wrap-around front porch, elegant crown moldings, pumpkin pine floors, and fireplaces galore. The pub floor creaks and the radiators might rattle now and then, but if you love old New England homes, you will be smitten!

**OneSixtyFive, The Inn on Park Row, is comprised of 3 buildings:**

**The main inn** boasts a large dining room, parlor, Bistro165 (for guests and open to the public), and 8 generous guest rooms. This building is also home to a full working kitchen for preparing breakfast, and food for PUB165, as well as an office, laundry facilities, pantry and storage.

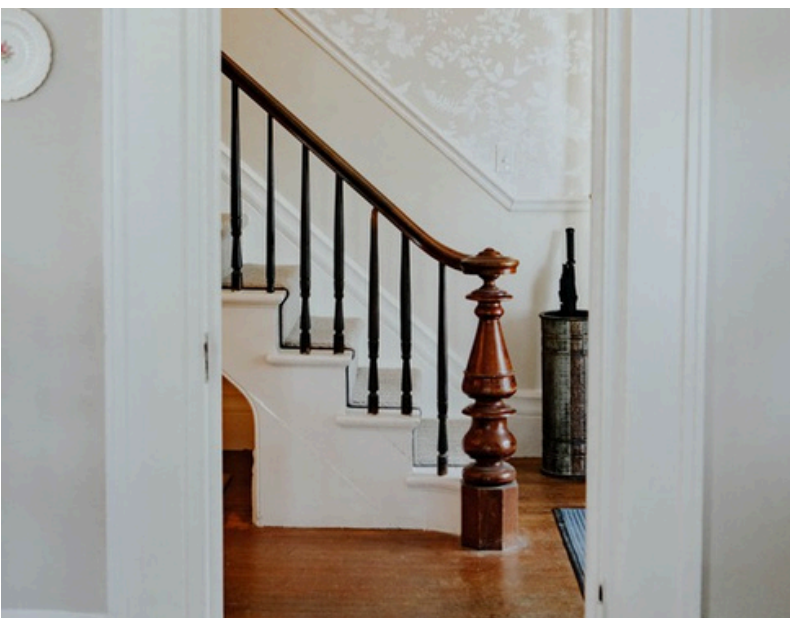
Built in the early 2000's, the **Carriage House** is a peaceful retreat nestled in the trees behind the Main House. With its vaulted ceiling and unexpectedly modern glass and steel staircase, the Carriage House offers 7 guest rooms, all with private baths, televisions, wi-fi, and a common area with electric kettle, French press, ice machine, and sitting areas for reading, working, or visiting.

The lovely Cottage sits just behind the Main House and has a kitchenette, a sleeping loft with queen bed, living room with a sofa and television, and full bath with tub/shower.

The Cottage is pet friendly and is perfect for families and/or extended stays.

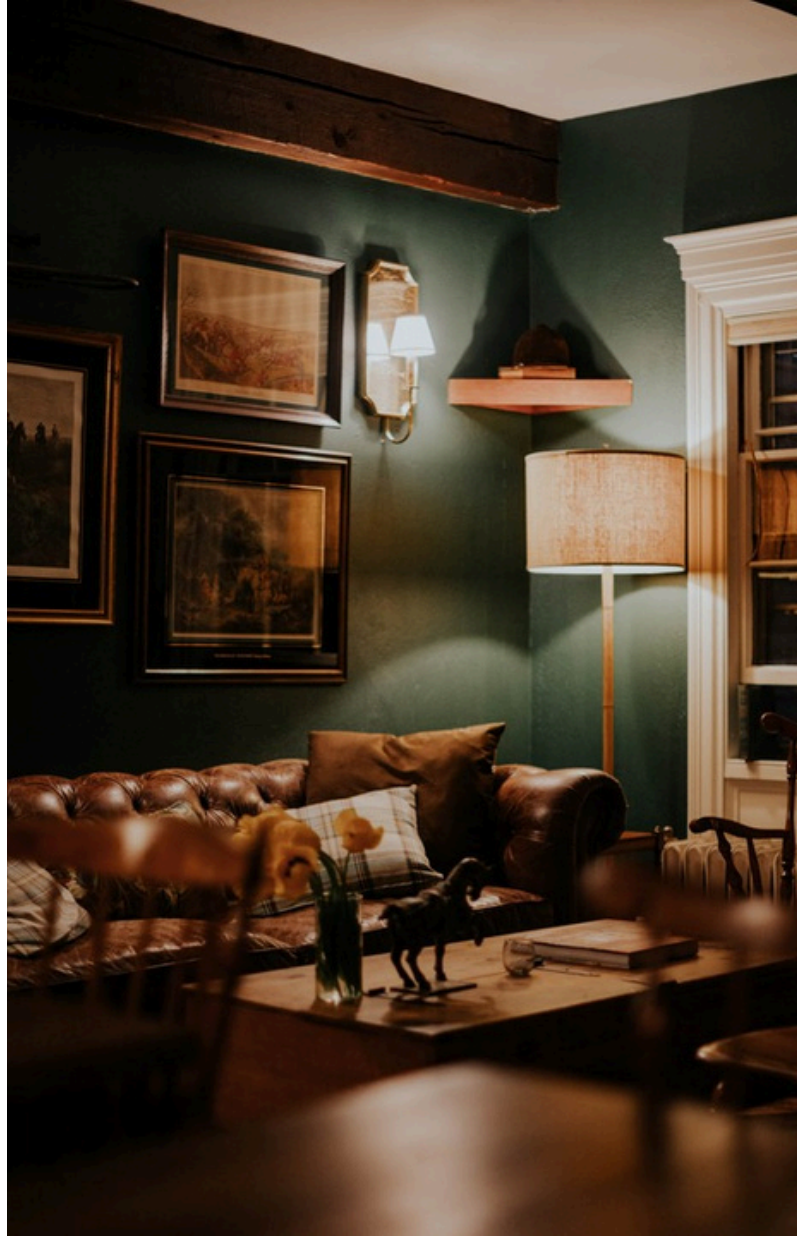












# BISTRO 165



***Where comfort and sophistication come together deliciously!***

Pub 165 at OneSixtyFive is the perfect place to relax. During the chilly days of autumn and winter, cozy up to the large fireplace. In warmer weather, many guests prefer to bring their drinks to the front porch to enjoy watching life pass by on the Mall. In addition to a great selection of craft beers, wine and fine spirits, guests can enjoy a menu of light snacks, as well as Maine cheeses, charcuterie, and delicious house-made dips.

**THE PUB IS OPEN TO GUESTS OF ONESIXTYFIVE AND THE PUBLIC.**



# Menu

SNACKS

SUSTENANCE

SWEETS

SIGNATURE COCKTAILS

165 MOCKTAILS

WINES







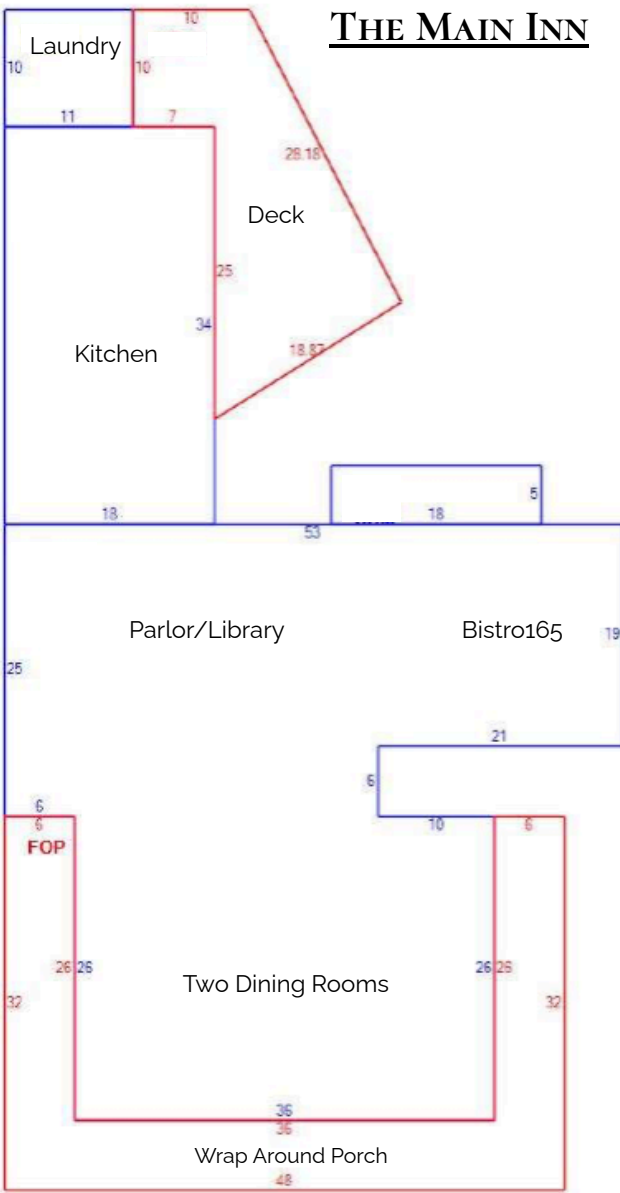
# PROPERTY DETAILS

Welcome to **OneSixtyFive, The Inn on Park Row!**

The inn is comprised of 3 buildings.

**The main inn** boasts a large, light-filled dining room with very tall windows, a stylish parlor, Bistro165 (for guests and open to the public), and **8 generous guest rooms and suites, all** with ensuite baths.

This building is also home to a full working kitchen for preparing breakfast, and food for Bistro165, as well as an office, laundry facilities, pantry and storage. The Bistro has a huge wood burning fireplace, a focal point of the space and lends so well to the ambience.



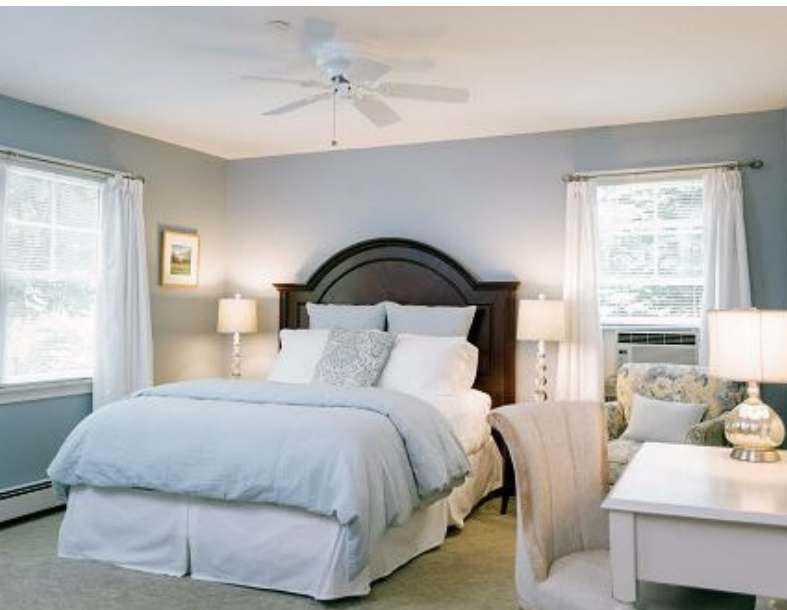


## THE MAIN INN GUEST ROOMS











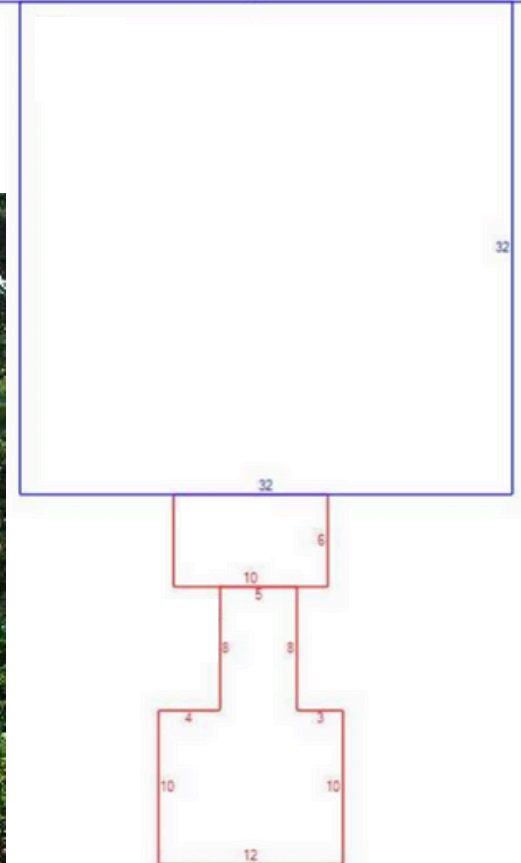
Built in the early 2000s, the **Carriage House** is a peaceful retreat nestled among the trees behind the Main House. Featuring a vaulted ceiling and an unexpectedly modern glass and steel staircase, the Carriage House offers **7 spacious guest rooms** adorned with antique furnishings, vintage rugs, and nostalgic touches—all thoughtfully updated for today's travelers.

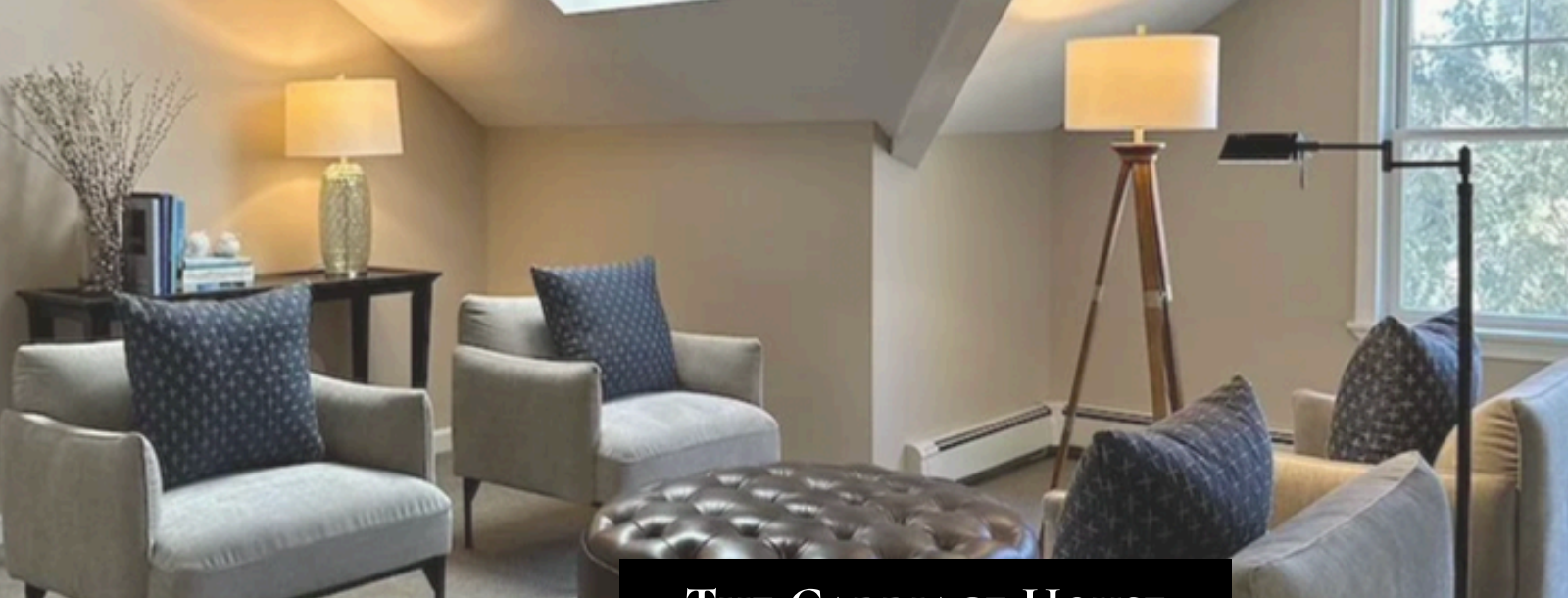
Each accommodation includes a private bath, TV, WiFi, and air conditioning. Two guest rooms are handicap-accessible. Common areas on each floor invite guests to gather with family and friends or unwind with a book or laptop. An electric kettle, Nespresso machine, and ice maker add convenience, particularly appreciated during Maine's colder months.

Contactless check-in via keypad and optional daily linen service, in place of traditional housekeeping, allow these rooms to be offered at a lower rate than those in the Main House. While all guests have access to the Main House amenities, including breakfast, Bistro165, the library, front porch, and patio, the Carriage House guests enjoy an added sense of privacy and tranquility.



## THE CARRIAGE HOUSE





## THE CARRIAGE HOUSE





This charming **Cottage** is nestled just behind the Main Inn and is the perfect for guests looking for extended stays or are traveling with their furry friends. With its weathered queen-sized iron bed in the sleeping loft, dining table, a red wicker reading chair, and gorgeous yachting photographs, you'll know you've come home to Maine!

The kitchenette is equipped with all the basics for a short stay--dishware, glassware, pots and pans, a coffee maker, and a toaster. Fluffy robes, soaps, conditioning shampoo, hair dryer, Wifi, air conditioning, television. This Cottage is the only accommodation at OneSixtyFive that is dog friendly.

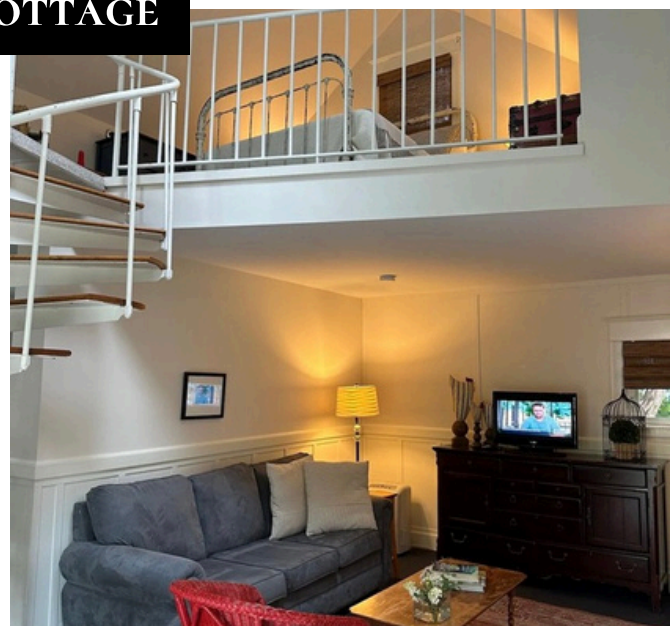
Alternatively, the Cottage is ideal for an on-site owner's quarters.



## THE COTTAGE



## THE COTTAGE





## EVENTS

### **The Perfect Spot for a Special Event...**

When the feel of a banquet hall just won't do, guests come to OneSixtyFive.

From intimate, bespoke wedding receptions to fun and carefree bridal showers, easy and stress-free meetings to birthday or retirement parties, OneSixtyFive is the perfect place for entertaining needs.

Their experienced, caring event specialist will work closely with the guest each step of the way. Whether 12 guests or 100, they can arrange a memorable event that perfectly matches the guest's needs. Springtime cocktails on the front porch or dinner by a roaring fire, OneSixtyFive does it all.

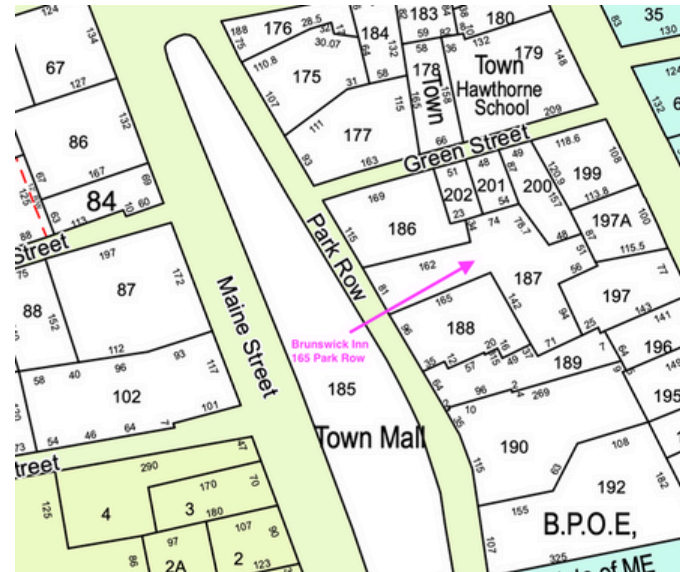






## PROPERTY DATA

- Main Inn built in 1849
- Cottage built in 1940
- Carriage House built in 1980
- Total square footage: 10,137
- Map 13, Lot 187
- .73 acres in the heart of Park Row, downtown Brunswick
- Book 27144 Page 199, Cumberland County Registry of Deeds
- 2025 Real Estate Taxes: \$21,945
- 16 guest rooms/suites, all with private ensuite baths, several with fireplaces
- Large front porch facing the Village Green
- Spacious front parlor with wood burning fireplace
- Large dining room, seats up to 40
- Bistro165 with wood burning fireplace, seats 25
- Smaller lounge off of the pub, great for reading, relaxing or meeting space
- New commercial kitchen in 2025 with custom hood, 6 burner range and flat top combo, 3-bay sink, commercial warewasher, new refrigeration units. Wine fridges are in pub
- Office/Den off kitchen for innkeeper's private use
- Separate Cottage, currently a guest unit, would make a fantastic owner's quarters
- Architectural style composition shingle roof
- Utilities: natural gas, oil; public water & sewer
- AC- window units
- Clapboard exterior
- Onsite paved parking lot for 18 cars
- Baseboard and radiator steam heat
- unfinished basement
- fire sprinkler system in Carriage House
- 2 ADA accessible rooms with ramp
- 9 total wood burning fireplaces

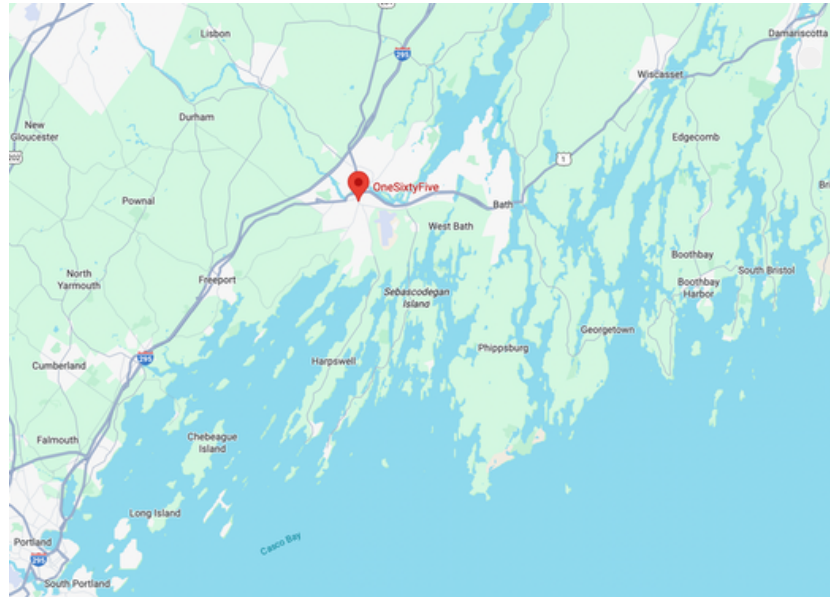
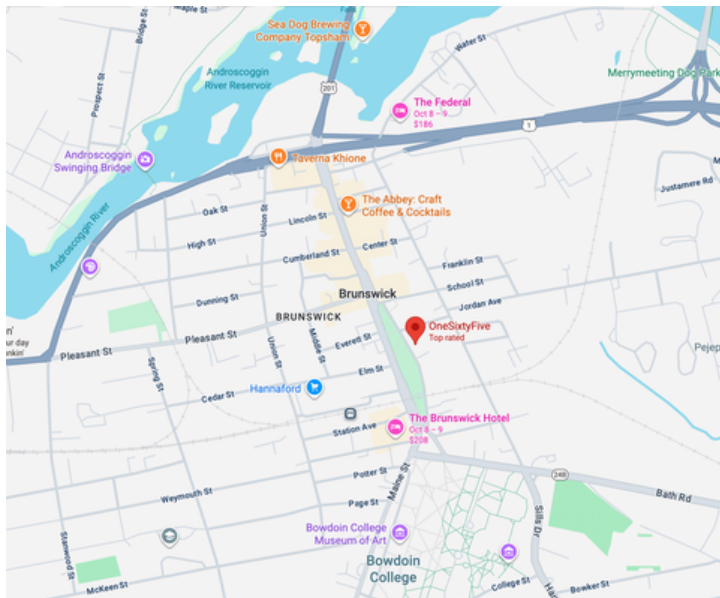


# LOCATION

**OneSixtyFive** makes a great home base for exploring coastal or inland Maine. And its central downtown location makes it wonderful for exploring without a car.

OneSixtyFive is located:

- 15 minutes from Bath
- 15 minutes from Freeport
- 30 minutes from Portland
- 35 minutes from Damariscotta
- 35 minutes from Popham Beach
- 35 minutes from Coastal Maine Botanical Gardens in Boothbay Harbor
- 35 minutes from Reid State Park
- 45 minutes from Boothbay Harbor
- 1 hour from Kennebunkport
- 1.25 hours from Camden
- 2.25 hours from Boston
- 2.75 hours from Bar Harbor





## Key Benefits of OneSixtyFive's Central Location

### Walkability to Attractions, Shops & Dining

- The inn is just steps from Maine Street—Brunswick's main downtown street with boutiques, restaurants, cafes and galleries.
- It's very close to Bowdoin College, including its quad and museums.

### Historic Charm & Ambience

- The building is historic (original Federal-style home from mid-19th century) with modern amenities.
- The inn provides a cozy, charming aesthetic (e.g. porch chairs, gardens) that adds to the experience—especially nice when you're in the center of town.

### Dining & On-site Amenities

- On-site restaurant & pub (Bistro165) make it easy to grab dinner, drink, or socialize without having to travel far.
- Breakfast is available on site, which is a plus first thing in the morning when exploring downtown.

### Cultural & Local Events Access

- Being downtown, the inn is near cultural institutions (art museums, historical societies) and local events like farmers' markets.
- Because it's central, guests can more easily take part in community events, strolls, etc., without needing a car.

### Transportation & Accessibility

- WiFi throughout.
- Onsite private parking is offered.
- Because it's downtown, many things are close enough that you don't need to drive. Less travel time between lodging, meals, nightlife, etc.

### Scenic & Relaxed Urban Feel

- The location is pleasant in front of a small green, near parks and gardens.
- Quiet enough (despite being downtown) for comfortable stays

## Lighthouse Day Trip from Brunswick, Maine

Brunswick → Bath → Phippsburg → Bristol

### Doubling Point Light – Arrowsic/Bath (13 mi / 25 min)

Closest lighthouse to Brunswick>

Access: short dirt road + footpath; free and open year-round.

Built in 1898 on the Kennebec River to guide ships to Bath Iron Works.

### Squirrel Point Light – Arrowsic (5 mi from Doubling Point / 15 min)

A short hike (0.6 mi each way) through woods leads to a peaceful riverside setting.

One of the most photographed lights on the Kennebec.

### Pond Island Light (View from Popham Beach / Phippsburg, 15 mi / 30 min)

Not directly accessible by land, but visible offshore from Popham Beach State Park.

Great picnic and walk spot; sweeping ocean views.

### Pemaquid Point Lighthouse – Bristol (38 mi / 1 hr 15 min)

One of Maine's most iconic lighthouses, featured on the state quarter.

Museum, art gallery, and scenic rocky cliffs.





## BOWDOIN COLLEGE VISITORS

Just 100 yards from the entrance to one of Maine's oldest cottages, **Bowdoin**, OneSixtyFive welcomes guests from all over the world who come to visit the College. From late August until late May, the College teems with activity, from exciting NESCAC sporting events to the world of arts and culture in venues such as the world-class Studzinsky Recital Hall.

In the summer, the campus hosts The Bowdoin International Music Festival. Enjoy performances by world-renowned musicians such as the Ying Quartet, Yefim Bronfman, Itamar Zorman, and Tessa Lark. The Brunswick Inn is the official inn of The Bowdoin International Music Festival.

OneSixtyFive has been home to many students, parents and faculty for years, enjoying discounted rates for long-term stays and convenient, stylish accommodations for events and business gatherings.



College	Financial GPA	Financial Grade
Yale University	4.50	A+
Princeton University	4.50	A+
Massachusetts Institute of Technology	4.50	A+
University of Notre Dame	4.50	A+
Dartmouth College	4.50	A+
Bowdoin College	4.50	A+

# ONE SIXTY FIVE, THE INN ON PARK ROW



OFFERED AT  
\$3,395,000

For more information or to schedule a showing contact Dana Moos 207.266.5604 [dana.moos@swanagency.com](mailto:dana.moos@swanagency.com)  
or Diane Pace 781-910-4251. [diane.pace@swanagency.com](mailto:diane.pace@swanagency.com)

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