

An aerial photograph of a coastal property. The foreground shows a large body of water with a breakwater extending from the shore. Several boats are visible in the water. On the shore, there are several buildings, including a large white building with a flat roof, a smaller white building, and a blue building. A parking lot with many cars is visible. In the background, there is a large green area that appears to be a golf course, surrounded by dense trees. The sky is clear and blue.

The Breakwater

AT LONG ISLAND, MAINE



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage
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OVERVIEW

THE BREAKWATER AT LONG ISLAND, MAINE

PROXIMITY TO PORTLAND & BOSTON

Long Island is two hours north of Boston and just a 40-minute ferry ride or 20-minute water taxi ride from Portland's Old Port, a vibrant cultural, arts and culinary destination. With convenient year-round service to and from the island you're never far from the many amenities that Portland has to offer.

LIFE ON THE ISLAND

Magnificent white sand beaches, quiet country roads, forested conservation land and a friendly small-town atmosphere make Long Island a unique treasure in today's busy world.

LOW TAX RATE/LOCAL GOVERNMENT

Long Island seceded from the city of Portland in 1993 and has kept its tax rate to one third of Portland's, contributing to the stability of the island's year-round community. As a town, Long Island's permitting process is all handled locally.

THE CONSERVATION AREA

125 acres of protected conservation land abut The Breakwater and contribute to the peaceful rural character of the island. It boasts the largest open meadow/fresh water wildlife habitat of any Casco Bay island with maintained trails for walking, biking, cross-country skiing and ice skating.

SITE WORK

The property is flat and open with existing roads so there should be minimal site work needed.



THE VIBRANT CULTURE OF PORTLAND, MAINE IS ONLY A SHORT BOAT RIDE AWAY



THE RURAL BEAUTY OF LONG ISLAND IS A STEP BACK IN TIME



LOW TAXES AND LOCAL GOVERNMENT KEEP THE ISLAND STABLE.



THIS FLAT OPEN PROPERTY SHOULD REQUIRE MINIMAL SITE WORK



THE ABUTTING CONSERVATION LAND PROVIDES OPEN SPACE FOR LIGHT RECREATION AND WILDLIFE HABITAT



THE PROPERTY

THE BREAKWATER AT LONG ISLAND, MAINE

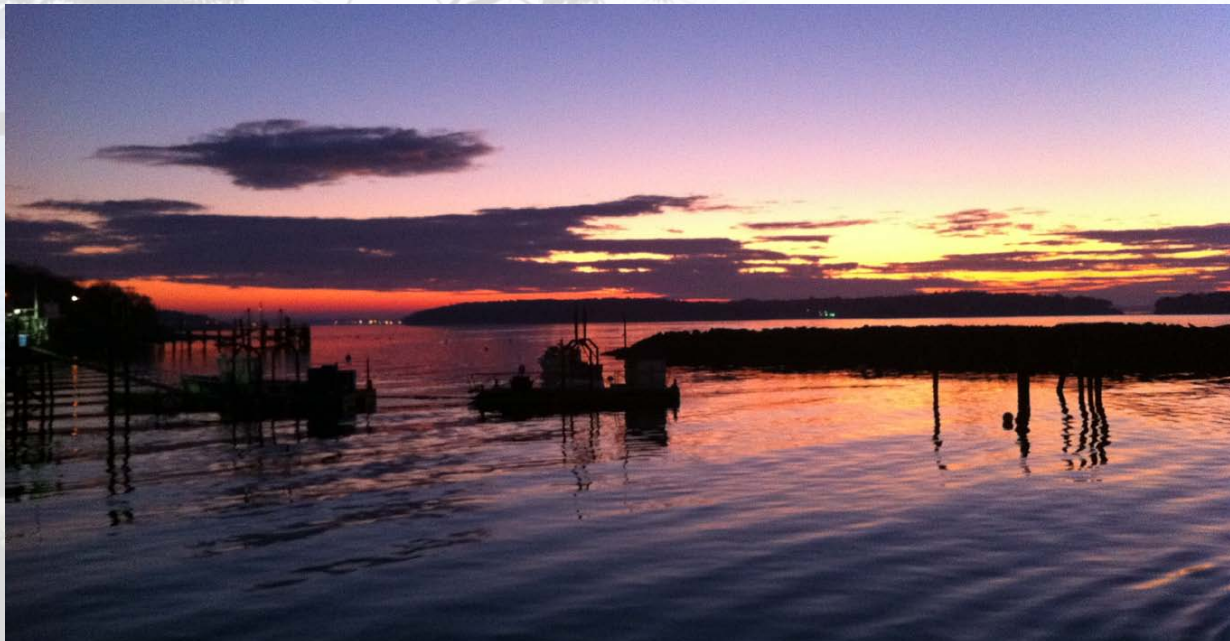
Cardente Real Estate is pleased to offer a rare opportunity on Long Island, Maine. This very special property known as The Breakwater at Long Island, is a unique offering located on the west end of Long Island. This property has been privately owned by the same family since 1964. It is a large 5.36 acres piece located in the Island Business Zone. An existing 11,000 SF former Navy Barracks sits on a hill with sweeping views of the Atlantic

Ocean. In addition, there is a working wharf and a large breakwater with 257,000 SF of deeded submerged land between the breakwater and the shoreline. There is opportunity to further develop the existing wharf as well as potential uses for a marina, aquaculture site or other development. The submerged lands are owned in fee simple and do not require a lease from the State of Maine. Permitting would, of course, still be required.

THE PROPERTY (CONTINUED)

The property is a short walk from the public ferry and water taxi dock. It has breathtaking daytime views and stunning sunsets. This is a very special property on a small Maine island but yet, the hustle and bustle of the Old Port and waterfront of Portland is a very short boat ride away. When you step off the boat

in Portland, the ferry terminal and water taxi docks are located within a dynamic area of renowned restaurants, boutique shopping and bustling nightlife. Portland attracts visitors from all over the world. It is the largest city in the state but with all the charm of a classic seacoast town.



PROPERTY DETAILS

Subject property is 5.36 acre land with structures and 5.91 acres of submerged land. The property is comprised of three contiguous tax lots as follows:

Lot 501 – An approximate 2.35 acre waterfront lot with 750' shore frontage, a 110' wharf on pilings and a 435' stone breakwater. (Map 97-A-2)

Lot 301 – An approximate 3.01 acre upland lot which includes an approximate 11,000 SF, 2 story building (formerly known as the Barracks). (Map 97-B-2)

Lot 538 – An approximate 5.91 acre lot consisting of submerged land.

Zoning: Island Business Zone (IB-1)
The zoning on the property allows for permitted and conditional uses which include Inns, lodging houses, Bed and Breakfasts, single and multi family dwellings, marinas, restaurants and more.

Site Characteristics: A portion of the 2.3 acre waterfront parcel front section is gradually sloping toward the water; the 3.01 acre upland parcel is mostly flat. Site has been cleared and has good drainage. There is a well on the property and a new septic system will be required.

Additional development on submerged lands will require approvals but no lease payments will be necessary to either the State of Maine or Town of Long Island.

Wharf and submerged lands currently leased as a lobster buying station to Casco Bay Lobster.



LONG ISLAND, MAINE



With easy access from Portland, ferries land at the modern public wharf on Long Island, 300 feet from the Breakwater property. Long Island is like a step back in time – laid-back, unhurried and informal. One of Maine's 15 islands with a year round community, the island is 3 miles long by 3/4 mile wide, and has a winter population of 230 swelling to approximately 1,200 in the summer.

Long Island is noted for its scenic beauty and numerous public and private sand beaches, one of which is a 3-acre state park. The island boasts picturesque harbors and a 125 acre conservation area complete with a fresh water marsh, beavers, turtles, ducks and deer. This Area is popular for walking , biking, ice skating and cross country skiing. The Breakwater property abuts this conservation land.

The island is a self-governing municipality maintaining its own elementary school, library, community center, fire and rescue department, emergency boat and solid waste transfer station. The real estate tax rate on Long Island is approximately 65% lower than that of Portland.

Access between Portland and Long Island is excellent as the island is served year round by public ferry with up to 12 round trip ferries per day during summer months. Additionally, the island is served by four water taxi companies that provide on-demand 24 hour service. Lastly, public floats and wharves are maintained to allow access by private boat.



PORTLAND, MAINE

A short boat ride from Long Island puts you in the middle of Portland's vibrant Old Port. The ferry terminal and water taxi docks are located within this dynamic area of renowned restaurants, boutique shopping and bustling nightlife.

Portland is the center of commerce and culture in Maine and has evolved from a commercial seaport into a hip cultural and culinary magnet for over Four Million visitors annually. Portland has it all with a vibrant arts and cultural scene, scenic beauty and historic architecture. Deep sea fishing and sightseeing tours, concert venues, beautiful parks, museums and over thirty art galleries are just a few of the other attractions of this "big little city".



Recognized by Bon Appetit magazine as "The Foodiest Small Town in America" and by the James Beard Foundation for its chefs, restaurants and craft brewing, Portland's culinary scene is outstanding and has earned a national reputation as a top dining destination.



TRANSPORTATION



Long Island is served by a variety of transportation options. The Casco Bay Island Transit District runs regularly scheduled services for passengers and passenger vehicles to and from the island year round from its terminal on Commercial Street in Portland. The terminal is a 90 minute drive from Boston and 15 minutes from the Portland International Jetport.

Several water tax companies provide round-the-clock, on demand services for parties of up to six passengers. Barge services transport large tractor trailers and cement and construction trucks to a landing very close to The Breakwater at Long Island. There are moorings and berthing slips available on the island as well. There are six miles of paved roads and three miles of gravel road on Long Island used by golf carts and passenger vehicles as well. There is a 20 MPH speed limit on the Island.



THE BREAKWATER

Cardente Real Estate is pleased to present
The Breakwater at Long Island, Maine

Sale Price: \$3,650,000.00

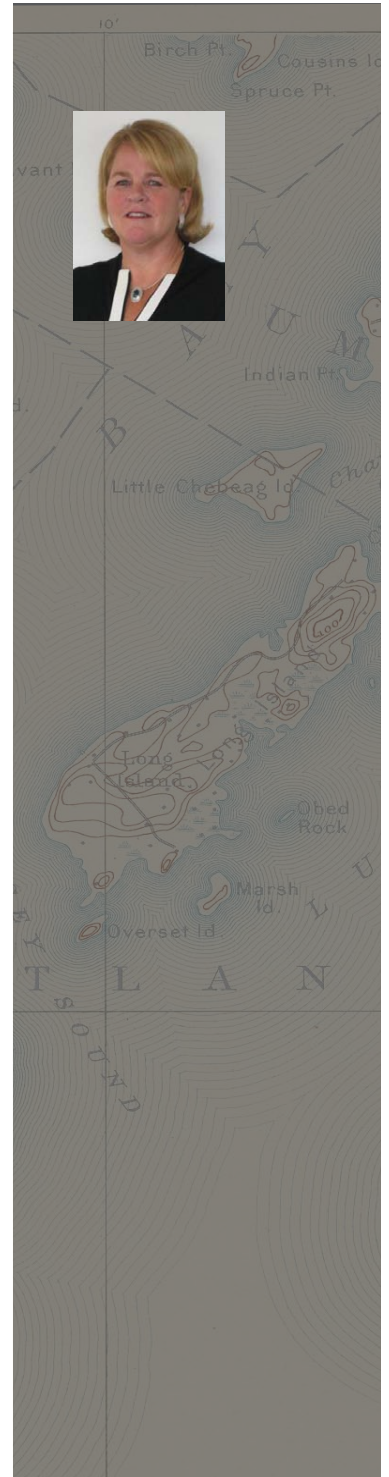
SHOWINGS AND ADDITIONAL INFORMATION

Cardente Real Estate is offering scheduled showings for The Breakwater at Long Island, which are available upon request.

Please contact Karen Rich for more information and to schedule your reservation to view this property.

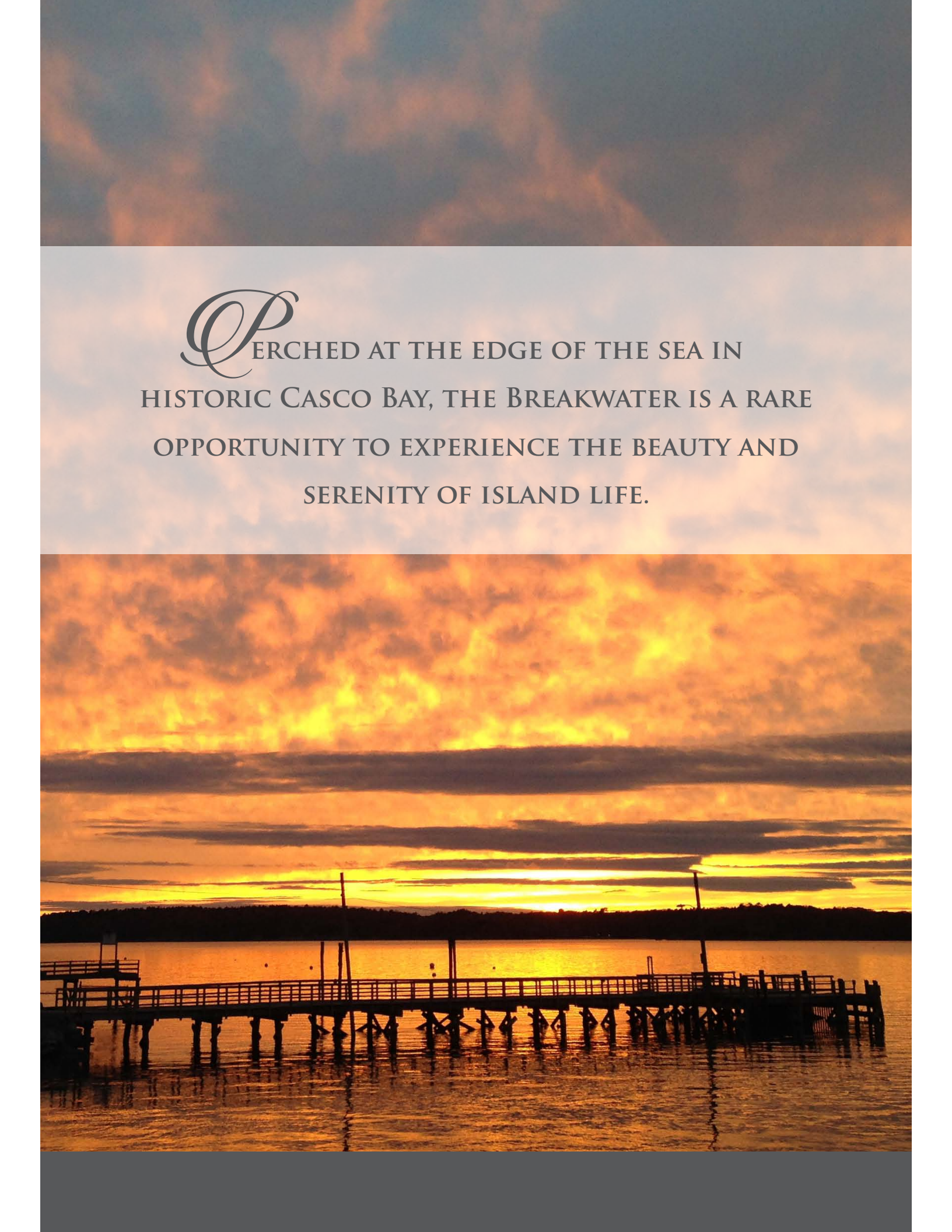


Karen L. Rich
Partner/Broker
Cardente Real Estate
322 Fore Street
Portland, Maine
karen@cardente.com
207.671.8808 (C)
207.775.7363 (O)



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*P*ERCHED AT THE EDGE OF THE SEA IN
HISTORIC CASCO BAY, THE BREAKWATER IS A RARE
OPPORTUNITY TO EXPERIENCE THE BEAUTY AND
SERENITY OF ISLAND LIFE.