

Private Detail Report

MLS #: 1684766

County: Knox

List Price: \$925,000

Status: Active

Property Type: Commercial

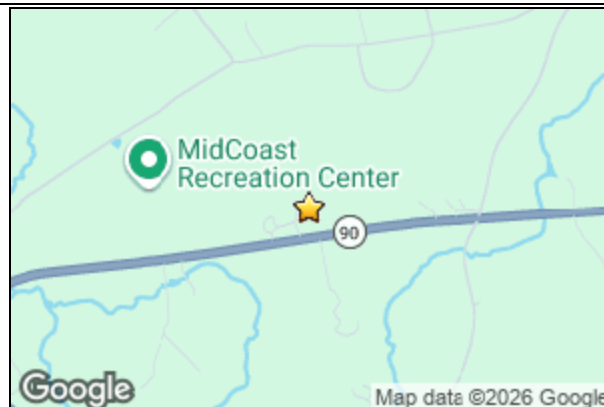
Original List Price: \$925,000

Directions: From Rockport on Route #1, take left onto Route 90, passed the High school through the intersection, Property on Right, just before Rockport Post & Beam.



**451 West Street
Rockport, ME
04856-5307**

**List Price:
\$925,000
MLS#: 1684766**



General Information

Year Built +/-: 1950

Lot Size Acres +/-: 1.45

Sqft Fin Total +/-: 1,606

Sub-Type: Mixed Use

Levels: One

Land Information

Leased Land: No

Waterfront: No

Zoning: Mixed Use Commercial

Surveyed: No

Lot Size Acres +/-: 1.45

Interior Information

Leases: No

Total # Floors: 1

Year Built +/-: 1950

Total SqFt: 1,606

Year Renovated +/-: 2016

Retail SqFt: 706

Property Features

Utilities: Utilities On: Yes

Basement: None

Heat System: Forced Air

Building: Cable; Internet Access Available;

Construction: Wood Frame

Heat Fuel: K-1/Kerosene

Features: Storage

Foundation Materials: Pillar/Post/Pier

Water: Public

Parking: 5 - 10 Spaces; Off Street; On

Exterior: Wood Siding

Sewer: Private Sewer; Septic

Site; Paved

Roof: Fiberglass; Metal; Shingle

Tank

Location: Near Shopping; Public Transport

Other Structures: Barn(s)

Accessibilitiy

Access

Level Entry; Ramped

Electric: Circuit Breakers

Gas: No Gas

Amenities: Main Level

Tax/Deed Information

Book/Page/Deed: 5047/0109/All

Full Tax Amt/Yr: \$2,482/ 2025

Map/Block/Lot: 25//135

Deed/Conveyance Type Offered: Warranty

Tax ID: ROCT-000025-000000-000135

Remarks

Remarks: We are seeking the next steward to carry on the success of this well-established and highly regarded vacuum sales and service business in Rockport, Maine. This is a wonderful opportunity for the right buyer to take the reins of a successful operation with a loyal customer base, an excellent reputation, and plenty of room for future growth, including the potential to expand additional product lines offered by the company. Centrally located in Rockport, just a short drive from Camden and Rockland. This owner-occupied business offers a unique combination of business ownership, real estate, and lifestyle flexibility. The current owner takes great pride in the business and looks to find a buyer who will continue the tradition of outstanding customer service and quality that customers have come to know and trust. The property features a 1-bedroom home with full bath, eat-in kitchen, living room, laundry and paved driveway. The spacious 1.43-acre lot provides plenty of room to enjoy the outdoors, while the business offers a private entrance to the sales area and a separate entrance to the service workshop. A large detached shed adds even more utility and has recently received a new roof and fresh exterior paint. If living on-site isn't part of your plan, the residential space offers excellent room to grow and expand. Whether you're an ambitious entrepreneur ready to be your own boss or someone approaching retirement who wants to remain engaged in a rewarding business while enjoying a more relaxed pace of life, this opportunity offers flexibility to suit your goals. The business currently operates four days per week, leaving room to expand hours and services as desired. For a customer-service-minded buyer with vision and enthusiasm, this is more than a business opportunity—it's a chance to build on an established legacy, become part of a valued local community, and enjoy the rewards of business ownership in the beautiful Mid-Coast. Don't miss this exceptional opportunity!

Showing Instructions: BrokerBay; Call Listing Broker; Call Listing Office; Email Listing Broker; Listing Agent Must Accompany; Pet on Premises; Sign on Property; Text Listing Agent

Internal Remarks/Contingency: P&L along with additional financial information available upon request.

Showing Remarks: Due to hours of operation, showings are requested after 5:00 Mon-Wed and after 4:00 Thurs

Listing/Agent/Office Information

Listing Agreement: **Exclusive Right To Sell** List Date: **10/13/2026**

Expiration Date: **10/13/2027**

Days on Market: **4** Withdrawal Date:

Pending Date:

Terminated Date:

Name
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