

Public Detail Report

MLS #: 1587228

County: Knox

Price: \$211,000

Status: Active

Property Type: Personal Property

Original List Price: \$211,000

Directions: Main Street Down Town Rockland.



415 Main Street  
Rockland, ME 04841

Price: \$211,000  
MLS#: 1587228



General Information

Sub-Type: Commercial

Baths: 0/0

Sqft Fin Abv Grd+/-: 1,200

Sqft Fin Blw Grd+/-: 200

Sqft Fin Total+/-: 1,400

Source of Sqft: Public Records

Land Information

Waterfront: No  
Water Views: Yes

Water Body: Rockland Harbor  
Water Body Type: Harbor

Zoning: Business

Interior Information

Property Features

<b>Property Uses:</b> Restaurant; Retail	<b>Floors:</b> Other
<b>Basement:</b> Brick/Mortar; Daylight	<b>Foundation:</b> Brick/Mortar; Granite; Poured
<b>Water Body Type:</b> Harbor	<b>Materials:</b> Concrete
<b>Cooling:</b> Heat Pump	<b>Heat Fuel:</b> Electric; Oil
<b>Construction:</b> Masonry	<b>Heat System:</b> Baseboard; Heat Pump; Hot Water
<b>Electric:</b> Circuit Breakers	<b>Parking:</b> 5 - 10 Spaces
<b>Exterior:</b> Brick	
<b>Water:</b> Public	
<b>Sewer:</b> Public Sewer	

Commercial/Industrial: Confidential Listing: Yes; Confidentiality Statement: Yes

Tax/Deed Information

Deed/Conveyance Type Offered: Bill of Sale

Full Tax Amt/Yr: \$1,184.38/ 2024

Map/Block/Lot: //  
Tax ID: 415MainStreetRockland04841

Remarks

**Remarks:** A Rockland Gem Since 2004! Set in a renovated former bank, In Good Company is well known for its extensive wine list designed for food pairings, well-crafted cocktails, daily menus that focus on locally-sourced, fresh ingredients, and a comfortable casual atmosphere The restaurant includes four walk-in vaults as evidence of its banking history. One now serves as the kitchen and another as the wine cellar for In Good Company. While the kitchen size is small, the changing menu allows for a lot of creativity. • Incredible downtown location right next to the waterfront. • Strong year-round local business with very strong tourist season. • Daily changing, seasonal menu • Extensive wine list, well-crafted cocktails and an impressive list of craft beers. • Seller is willing to assist in training during transition of the business. • THIS BUSINESS IS TURNKEY! Sale is for business and equipment only. Contingent on lease transfer approval. Financials and related documents provided upon verification of potential buyer's ability to purchase. Signature of non-disclosure agreement will also need to be completed.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

ERA Dawson-Bradford Co.  
ERA Dawson-Bradford Co.  
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Prepared by ERA Dawson-Bradford Co. on Wednesday, April 24, 2024 1:44 PM.

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