



SWAN AGENCY

PROUDLY INTRODUCES

MAINESCAPE, SINCE 1977



BLUE HILL, MAINE

OFFERED AT \$2,100,000



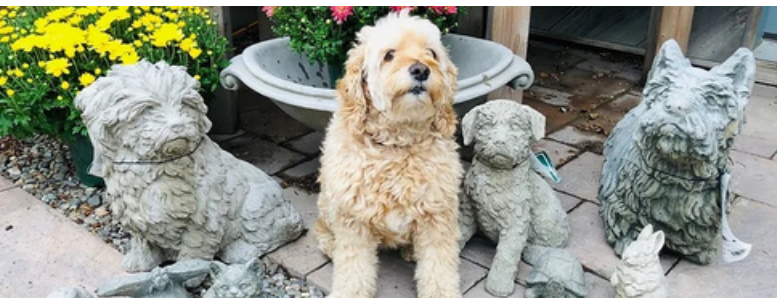






EXPLORE, LEARN, SHOP, NIBBLE, ENJOY!

Welcome to **Mainescape**, a one-stop garden center for local gardeners and pet owners, as well as a community gathering place for events and locally grown produce. Customers stop in for a locally baked pastry and wander through the fresh local produce and large selection of plants, rugs, pet supplies, soils, fertilizers, seeds, tools, pots, and whimsical yard art!





Three centuries of architecture, tightly, but graciously woven together, in a park-like setting in the middle of the new commercial and public hub on the Blue Hill Peninsula. The owners are ready to retire and see a new owner expanding upon all the potential of this prime commercial property.









PROPERTY DATA - 48 SOUTH STREET, BLUE HILL, ME 04614

- Lot size: 5.8 acres
- Tax Map 14 Lot 7
- Book 1440, Page 286, Hancock County Registry of Deeds (owned since 1982)
- 2024 Real Estate Taxes \$6,688.50
- TOTAL SQUARE FOOTAGE OF PRIMARY USE BUILDINGS 8,475sf
 - Yellow Farm House with 2 bedrooms/2 baths (currently all retail) 1,100sf, built in 1895
 - Main Shop and Connector Corridor 2,650sf (includes retail shop, reach-in coolers and walk-in cooler) built in 1987
 - Glass Greenhouse 2,625sf (new in 2009, fully automated with computer controlled weather station with shade, irrigation throughout and radiant heat floors
 - Metal Barn/Winter Storage 2,100sf, fully insulated, multi-use
 - Includes a Poly Hoop House (second greenhouse)
 - Quonset Building for storage with Asphalt Floor
 - 4 small wooden outbuildings for storage
- Generator (automatic) for entire property
- Yard Hydrants - 5 (frost free throughout)
- Roofing: metal and asphalt shingle (approx 7-8 years old)
- Siding: painted wood, vertical pine and clapboard
- Utilities: propane, 1000 gal tank (owned)
- Heating: 3 propane furnaces throughout shop (Viesmann boiler); forced hot air furnace in basement of the Farmhouse and radiant heat in Greenhouse
- Water: 2 very productive private drilled wells serve the entire property
- Sewer: public sewer
- Hot Water: on demand Rinnai propane in Farmhouse
- Public restroom in the yellow Farmhouse
- Parking for 30-35 cars
- **Plenty of room to expand the retail or landscaping businesses, or other multi-use venues**







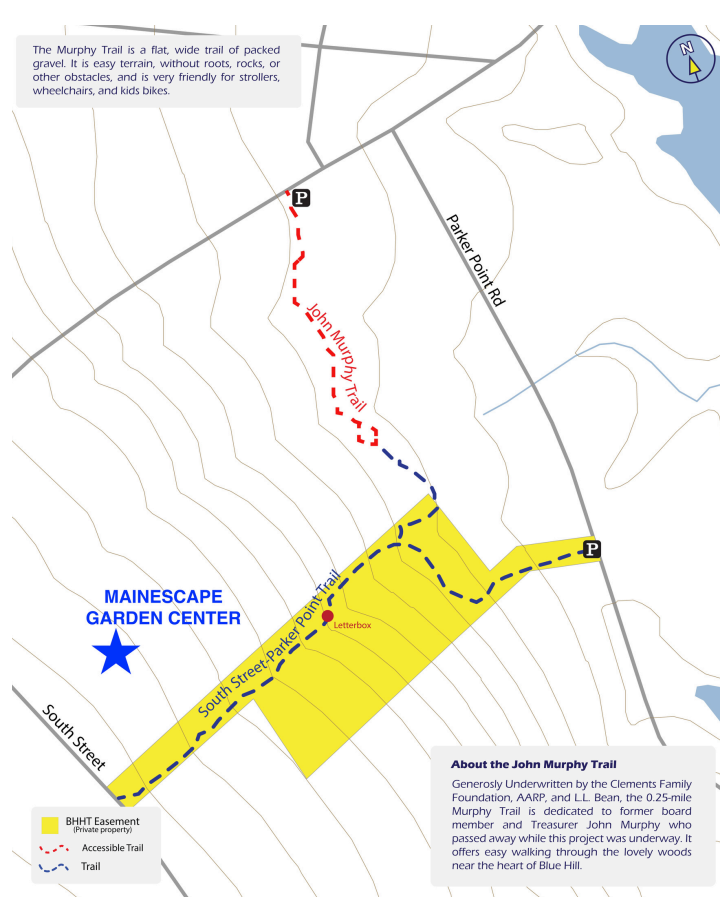
HEART OF BLUE HILL TRAIL SYSTEM

This trail system is designed for accessibility and to provide a pleasant way to travel through Blue Hill Village on foot while getting off the busy roads.

The Parker Point to South Street Trail has been improved and now includes several new bridges, gravel-covered paths, and a long staircase up the slope coming out in between **Mainescape** and the Blue Hill Coop.



The Murphy Trail is a flat, wide trail of packed gravel. It is easy terrain, without roots, rocks, or other obstacles, and is very friendly for strollers, wheelchairs, and kids bikes.




About the John Murphy Trail

Generously Underwritten by the Clements Family Foundation, AARP, and L.L. Bean, the 0.25-mile Murphy Trail is dedicated to former board member and Treasurer John Murphy who passed away while this project was underway. It offers easy walking through the lovely woods near the heart of Blue Hill.

**MAINESCAPE
GARDEN CENTER**



-  BHHT Easement
(Private property)
-  Accessible Trail
-  Trail



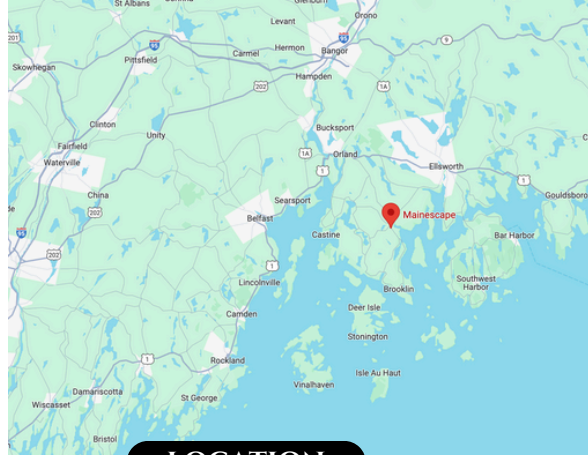


**LANDSCAPING +
HARDSCAPING SERVICES**

PONDS

—
Turn an unused, marshy area into a beautiful pond for relaxing and recreation.





LOCATION

- 45 minutes from Belfast
- 30 minutes from Stonington
- 25 minutes from Deer Isle
- 20 minutes from Ellsworth
- 4.25 hours from Boston
- 2.5 hours from Portland
- 1 hour from Camden
- 50 minutes from Bar Harbor
- 50 minutes from Bangor



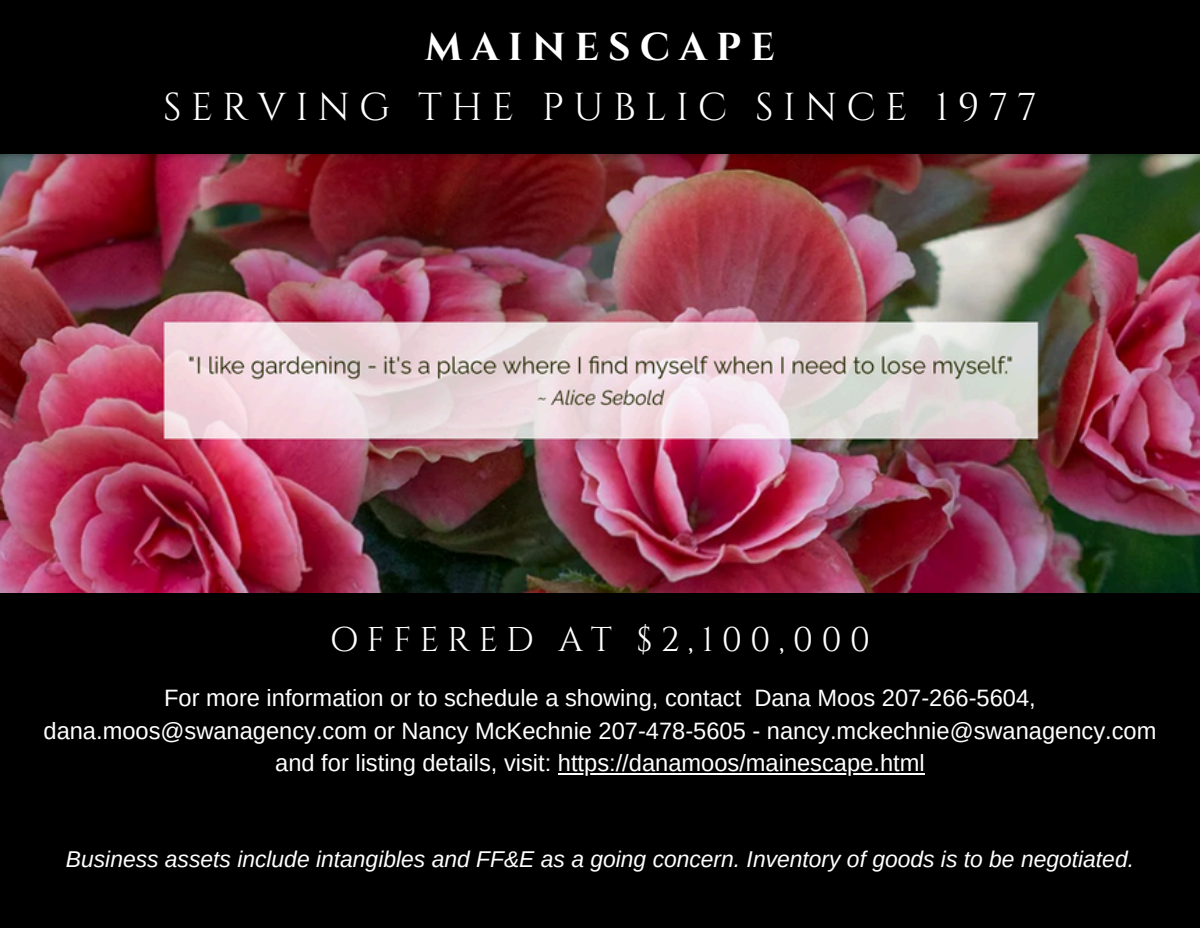
Blue Hill's location is ideal for customers from not only the Blue Hill Peninsula, but Bar Harbor and Mount Desert Island, Ellsworth, Bangor, and from all of the quaint coastal towns dotting Route 1, who are looking not just for beautiful plants and goods, but a wonderful experience in a beautiful setting!





MAINESCAPE

SERVING THE PUBLIC SINCE 1977



"I like gardening - it's a place where I find myself when I need to lose myself."

- Alice Sebold

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For more information or to schedule a showing, contact Dana Moos 207-266-5604, dana.moos@swanagency.com or Nancy McKechnie 207-478-5605 - nancy.mckechnie@swanagency.com and for listing details, visit: <https://danamoos/mainescape.html>

Business assets include intangibles and FF&E as a going concern. Inventory of goods is to be negotiated.