

11 Unit Seasonal Motel and Single Family Residence Located One Block from Beach and Pier in Old Orchard Beach, Maine



6 Sunset Drive—Old Orchard Beach, Maine

Property Highlights

- Located just one block from beach & pier
- Future redevelopment/expansion possible (pending Town approval)
- Plenty of repeat clientele
- Exceptional accessibility to amenities
- Additional ocean views may be possible
- In ground pool on premises
- Spectacular sandy beach minutes away
- Revitalized Area of Old Orchard Beach
- Well established location
- Large single family residence included with potential for redevelopment (pending Town approval)



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6 Sunset Drive is located just one block from the beach and pier along Old Orchard Beach's beautiful & heavily visited coastline and across from Palace Playland—the areas' largest amusement area—in an area of increased retail and residential revitalization. The addition of a Amtrak stop in this area & the overwhelming redevelopment of the area's older buildings in to high end retail and residential buildings makes Old Orchard Beach that much more dynamic—not to mention the miles of pristine beach directly across the street and beautiful year round. This property offers one bedroom, one bath kitchenette efficiencies and one 2 bedroom, 2 bath suite rented on a seasonal basis to repeat tourist clientele. Also included in the sale is a large single family residence with 4 bedrooms, 2 baths, large living room, large family room with bar and ocean views, deck and more. The residence could easily be converted into additional efficiencies or year round rental(s) to increase income and attic area over motel could add another level of rooms with Town approval with possible ocean views.

Property Details

Property Address:	6 Sunset Drive Old Orchard Beach, Maine
Owner:	Michael & Jeanne Geary
Map/Lot:	Map 206, Lot 27-6
Book/Page:	Book 11272, Page 24
Acreage:	.54+/- acres
HVAC:	FHW Oil in Residence; Motel is Seasonal
Utilities:	Public water & sewer
Location:	Saco Ave to Staples Street to Sunset Drive
Zoning:	DD2 (Downtown District 2)
2011 Taxes:	\$ 6,320.78 (\$13.40/\$1,000 mil rate)

Motel Details

No of Units:	Eleven (11) kitchenette efficiencies with AC One suite included that sleeps up to 4 adults
Rental Rates:	\$90-100 per night for 1 BD, 1 BA rooms; \$180 per night for 2 BD, 2 BA suite
Season:	May to October
Square Footage:	4,239 sf (not including unfinished attic)
Exterior:	Vinyl sided
Age:	1956; renovated 1989
No of Stories:	2 stories
Amenities:	Inground pool, kitchenettes, picnic area, BBQ grills and play area for children, walking distance to beach and all area attractions
Seasonal Income:	Financials provided with fully executed confidentiality agreement.

Residence Details

Square Footage:	2,021 sf Cape Code Style home
Exterior:	Wood Shingle
Age:	1954; renovated 1988
No of Stories:	1.5 stories
No of Bedrooms:	Four (4)
No of Bathrooms:	Two (2)
Amenities:	Deck, large family room with built in bar, some ocean views, large kitchen, 2 oversized bedrooms in attic area, & unfinished basement

Sale Details

Sale Price:	\$ 649,000—Seller is motivated!
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Property Photographs

