



EVERGREEN REALTY

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LIST #1063CW



Property Address: 85 His Cove Lane Harrington, Maine			List Price: \$1,750,000
Acreage: 7 A±		Water: N/A	
Road/Shore Frontage: 500'± / 1750		Sewerage: N/A	
Zoning: Marine Dependant Business		Insulation (Type/Location): Fiberglass / Partial	
Taxes: \$6428.18	Year: 2009	Heat: FHA	
Deed (BK/PG): 2990 / 35		Electric Service: 200 Amps.	
Map & Lot: 8 / 65-1		Hot Water: N/A	
Survey (Yes/No) Yes	Year: 2003	Storms/Screens: N/A	
Year Built: 1998		Siding: Shingles	
Year New Roof Shingles: 1999 – 2002 - 2003		Fireplace/Woodstove HU: N/A	
Outbuildings: 2-story Warehouse, Bait House, Buying Station w/Lobster Tanks & Complete Fuel System			
Basement:			
Porch/Deck: 320 Foot Wharf			
Personality Conveying:			
Remarks: Presently used as a lobster pound and buying station, this commercial business has been operating for 10 years and is zoned for a marine dependant business. Included with this property is a: 24'x32' 2 story warehouse with 7'x7' and 8'x16' doors for easy access with office & storage on the second floor; 12'x36' bait shed with 4 access doors; 12'x20' buying station on wharf end with 2 access doors and lobster tanks; fuel system holding 1000 gallons of gas & 2000 gallons of diesel; 2.6 water acre pound; 360' wharf; float system at end of wharf; 2 hoists; and 1 mooring. MLS#23842 This commercial business to be conveyed with MLS #23841 (4600 sf luxury home) for \$1,750,000			
Directions: Rt1 Harrington to Marshville Rd (about 4 Mi), left on Guard Point Rd, 2 nd driveway on left			
Evergreen Realty is an agent for the seller in the marketing, negotiation and sale of this property, unless otherwise disclosed. Subject to errors, omissions, prior sale, change or withdrawal without notice.			