

# Real Estate Showcase

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**Tindal & Callahan** Real Estate  
32 Oak Street, Boothbay Harbor, Maine 04538 • 207-633-6711



**BOOTHBAY HARBOR WATERVIEW**

This structure offers over 8,000 square feet for either a marine related business or residence. The lower level has a 40' x 30' room with 20' ceilings with outside access. Situated on .71 +/- acres with year-round town water and sewer. Deeded shore access to 74' of waterfront. **\$995,000**



**SOUTHPORT ISLAND LOT**

Captain's Way is an age-qualified neighborhood just minutes from Boothbay Harbor. Site has septic, waterpower & foundation blasting prep work is completed. Design your own home with just a few architectural requirements on the last available house site. **\$130,000**



**BOOTHBAY ACREAGE**

A 10-acre, undeveloped land parcel at the heart of the Boothbay Peninsula. Property offers opportunity for private, wooded home sites, and/or a variety of commercial uses. An access right-of-way to be granted from Route 27, affording easy, central access. **\$135,000**



**DOWNTOWN COMMERCIAL WATERFRONT LOT**

Abutting Boothbay Harbor's iconic footbridge this building lot is located at the heart of tourism activity. The property is improved with paved parking and marina that accommodates approximately 16 vessels in season. Tremendous development upside given bustling location, mixed use zoning, and existing property improvements. A rare opportunity in popular Boothbay Harbor. **\$1,795,000**



**EAST BOOTHBAY WATERFRONT LOT**

Tucked away on the shore of the Damariscotta River, this 0.93-acre building lot is primed for a new home. Improvements include a roughed in driveway, partially cleared building site with water view and an in-ground leach field. Within the coveted Osgrey Landing subdivision, this property benefits from a common deep-water dock, freshwater access to Meadow Pond, and a paved access road. Downtown Boothbay Harbor is just a short drive away. **\$225,000**



**DOWNTOWN WATERFRONT CAFE**

This well-established cafe is located in the heart of Boothbay Harbor & offers a spectacular waterfront setting. Historically a breakfast & lunch business there is opportunity for growth & additional revenue. Currently operates seasonally with a loyal following. A turn-key business in a beautiful seaside setting. **\$849,000**



**BOOTHBAY HARBOR DUPLEX**

Thoroughly improved 2-unit building conveniently located near downtown Boothbay Harbor. Both units are 2BR/1BA, each with a private deck. Right next door is the 144-acre Pine Tree Preserve. Recent improvements include a new roof, connection to town sewer, basement vapor barrier and insulation. **\$449,000**



**INDUSTRIAL PARK BOOTHBAY**

Rare offering of a heated wood shop with woodworking & carving tools included located in Boothbay's Industrial Park. Insulated building features a 29' x 29' workshop with high ceilings, 29' x 14' garage bay, office space, & bathroom. With 200-amp service 3-phase power at the street, drilled well, and septic system. **\$395,000**

Our Agents: Bruce Tindal, Karen Perkins, Mary Ripley, Karen Roberts, Jana Caldwell, Kim Hodgdon, Emilie Hawke, and Jonathan Tindal

[TindalAndCallahan.com](http://TindalAndCallahan.com)

**With building costs soaring, it's time to review your home insurance.**

Houses come in many shapes and sizes—and so does homeowners insurance. With homebuilding costs on the rise, it is vital for you to make sure that your house has replacement cost coverage so that you can rebuild as it was before it was destroyed or purchase brand new items if your old ones are damaged or stolen.

Contact us for a free review of your home insurance.

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**UNDER CONTRACT**

55 GOTHAM WOODS  
WOOLWICH  
MLS#1518987 \$490,000

**UNDER CONTRACT**

15 CHAPMAN STREET  
DAMARISCOTTA  
MLS#1518212 \$335,000

**WATER ACCESS**

13 SUMMER COVE ROAD  
NOBLEBORO  
MLS#1518903 \$87,500

**UNDER CONTRACT**

397 STATE ROUTE 32  
BRISTOL  
MLS#1514235 \$425,000

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