

RealEstate

FOR SALE

COMMERCIAL &
RESIDENTIAL GEM

GRANITE QUARRY
AND GRANITE PIER

NATURAL BEAUTY AND
PRESERVATION

259 Bowden Point Road

Prospect, Maine 04981

Sitting on an expansive 29.6 acres, this property and granite quarry is a canvas of potential, whether you're looking for a unique residential oasis, a thriving commercial venture, or a development project. In the heart of Prospect, Maine, it's your canvas to create something remarkable. With the serene Penobscot River as its backdrop, the potential for development is immense. With +/- 1,000 feet of waterfront, the property opens up to spectacular river views from nearly every corner. Whether it's for residential living, commercial ventures, or development, this waterfront location is truly exceptional. Nature enthusiasts will appreciate the fact that this property is enveloped by land preserves on either side.

Commercial Real Estate

This remarkable property offers a unique blend of potential, versatility, and natural beauty. Nestled on 29.6 Acres of pristine land with stunning views of the serene penobscot river, this multi-property estate boasts a range of opportunities for savvy investors and those seeking a lifestyle enriched by nature. From a spacious single-family home to commercial buildings, a granite quarry, and waterfront access, this offering has it all.



PROPERTY FACTS

**PRESENTED BY ADRIENNE
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Rivers by the Sea Realty

01 Multiple Buildings

A house; shop building, warehouse, office/storefront; Large boat/equipment storage barns; camper hookup; 6 overhead door/bay stall building; and a cabin.

02 Protected Property

There is a land preserve located on either side of the property. The northerly preserve is accessible only by water. Both have nature trails perfect for horseback riding.

05 Multi-Faceted Investment

Single Family Residential, Commercial Buildings, Granite Quarry, Land, Waterfront, Development Opportunities.

03 29.6 Acres

29.6 acres of pure potential with breathtaking views of the serene Penobscot River. Roads started.

04 1,000 Feet of Waterfront

Water views from nearly every place on the property. Exciting development opportunities here.

06 Granite Quarry

Historic Worcester Quarry with over 200 years of history.

Opportunity to mine existing cut granite with sluice area. Over 1 miles of roads under construction leading to and along the 1,000 feet of waterfront and granite pier.

Introducing a Spectacular Investment Opportunity in Maine

Unearth the opportunities presented by the historic Worcester Quarry, which has a history spanning over 200 years. With existing granite to be mined and a sluice area, the potential is as solid as the stone itself. Over 1 miles of roads have already been initiated, paving the way for access and growth. Don't miss your chance to secure this exceptional investment opportunity.

MLS LISTING # 1574845

crexi.com/properties/1291141/maine-259-bowden-point-rd

Granite Quarry



RESIDENTIAL GEM

Modular construction home built in 2004.

Three beds, 2 baths, and a spacious, dry, walk-out basement.

Central heat & AC, hot water, and baseboard heating.

Updated kitchen with granite countertops, gas range, and commercial-

sized refrigerator/freezer.

Bright living room with access to a relaxing back porch.

Camper hook-up with water and sewer on site (camper site is currently rented for \$1,000/month).

Powerful propane generator for the house and business buildings.



UPDATED. The bright and sunny 3 bedroom/2-bathroom home offers a modern and updated kitchen with stunning granite countertops, an oversized farm sink, gas range, and commercial-sized refrigerator/freezer.



3 Bedroom / 2 Bath

Spacious and bright master bedroom, master bathroom with walk-in tub, a second full bathroom, and two smaller, light-filled bedrooms

Camper Hook Up

Full hook-up with water and sewer on site. (Currently rents to a seasonal tenant for \$1,000/month)



Pristine Location

Prospect, Maine, benefits from its strategic location in close proximity to several major cities in the region. For example, it is approximately 23 miles southwest of Bangor, Maine. Bangor is a significant economic and cultural hub in the state.

Portland, Maine's largest city, is roughly 130 miles to the south.

Quebec City in Canada is approximately 200 miles to the north, which can also be a significant market for certain types of commercial developments.

Bangor International Airport serves as a major transportation hub in the region. It offers domestic

national markets.

U.S. Route 1 runs through the eastern part of Maine, connecting Prospect to other parts of the state and neighboring states.

Interstate 95 (I-95), also known as the Maine Turnpike, is the major north-south highway on the East Coast and is accessible in Bangor.

It offers a direct route to markets in the Northeastern United States and beyond.

State Route 1A is another important road that connects Prospect to Bangor and other areas.

Due to its proximity to major transportation routes, Prospect has the potential to serve as a distribution point for products and goods destined for regional and national markets.

Its location along the U.S.-Canada border also opens up opportunities for international trade.

The well-connected road network can help businesses in Prospect reach a broad customer base in the New England region and beyond.



Penobscot River



29.6

WATERFRONT

ACRES

and international flights, making it convenient for businesses requiring air travel connections. Additionally, rail and seaport facilities are accessible in the broader region, enhancing the potential for logistics and distribution businesses. Prospect is situated near several important highways and roadways, facilitating access to regional and



RIVERS BY THE SEA REALTY

BOWDEN POINT ROAD

Prospect, Maine

In the picturesque town of Prospect, Maine, where the natural beauty of the Penobscot River meets the charm of New England living, there exists a truly extraordinary property. Bowden Point Road is not just an address; it's an opportunity of a lifetime.

This multi-faceted estate, with a price tag of \$2,300,000, has captured the attention of investors, developers, and those seeking a unique blend of residential

comfort and commercial potential.

What sets this property apart is its unparalleled diversity. It's not just a home; it's a canvas upon which dreams and ventures can be painted.

Let's delve into what makes this Prospect gem so special.

MULTI-FACETED INVESTMENT

COMMERCIAL REAL ESTATE



**LISTING
PRICE: \$ 2,300,000**

6 stalls / bays with overhead doors lead to fenced-off paddock areas in the back for animal containment.



Endless Commercial Potential

Beyond the charming residence, this property boasts an array of structures that promise exciting commercial opportunities. There's a shop building with storage facilities and an office/storefront, a large boat/equipment and hay storage barn, and even a camper full hookup that generates income with a seasonal tenant currently in place.

Nature Enthusiast's Paradise

Spanning an impressive 29.6 acres, the estate is a haven for nature enthusiasts. Roads have been started, paving the way for a variety of development opportunities. Surrounding the property are land preserves - a northern preserve accessible only by water and a southern preserve featuring nature trails perfect for horseback riding and leisurely walks.

Waterfront Magic

With over 1,000 feet of waterfront along the tranquil Penobscot River, every corner of the property offers breathtaking water views. Whether you're envisioning a waterfront home, a commercial venture, or a development project, this location is nothing short of extraordinary.

The Granite Quarry: A Piece of History

The property includes access to the historic Worcester Quarry, a granite quarry with a legacy spanning over 200 years. This site boasts existing granite ready for excavation and a sluice area, promising a wealth of opportunities for those with an eye for stone.

Modern Comforts and Versatility

Step inside the residence, and you'll find a beautifully updated kitchen with stunning granite countertops, an oversized farm sink, a gas range, and a commercial-sized refrigerator and freezer. A propane generator is also on hand, powerful enough to operate both the house and business buildings.

A Property Packed with Potential

The estate is more than just its buildings and natural beauty. With a mile of road construction underway, improved accessibility is on the horizon.

Additionally, the extensive waterfront is currently undergoing road construction, further enhancing the property's serene charm.

Don't Miss Your Chance

This Prospect property offers an exciting and rare investment opportunity. Whether you're looking for a unique residential haven, a thriving commercial enterprise, or a development project, the options are limitless.

Reach Out and Make It Yours

This is your chance to transform a remarkable piece of Prospect into something truly special. Act now, as opportunities like this are few and far between. Discover your next adventure on Bowden Point Road.



GRANITE PIER

Unearth the opportunities presented by the historic Worcester Quarry, which has a history spanning over 200 years. With existing granite to be mined and a sluice area, the potential is amazing.



Canvas of Possibilities

Welcome to a property that transcends the ordinary and offers a world of possibilities. Nestled in the heart of Prospect, Maine, this sprawling estate boasts a versatile blend of land, residential spaces, commercial potential, and breathtaking waterfront views. It's an investment opportunity like no other.

This remarkable property combines a medley of attributes, making it ideal for various uses. It's not just a single-family residence; it's a captivating blend of residential comfort, commercial potential, and development opportunities.

The Marvel of Nature:

Sitting on an expansive 29.6 acres, this

property is a canvas of possibilities. With the serene Penobscot River as its backdrop, the potential for development is immense. Roads have already been initiated, paving the way for access and growth.

Surrounded by Protection:

Nature enthusiasts will appreciate the fact that this property is enveloped by land preserves. The northern preserve is accessible only by water, while the southern preserve offers nature trails for horseback riding and leisurely walks.

Waterfront Wonder:

With +/- 1,000 feet of waterfront, the property opens up to spectacular river views from nearly

every corner. Whether it's for residential living, commercial ventures, or development, this waterfront location is truly exceptional.

The Granite Quarry:

Unearth the opportunities presented by the historic Worcester Quarry, which has a history spanning over 200 years. With existing granite to be mined and a sluice area, the potential is as solid as the stone itself.

Modern Comforts:

The property also offers a modern and updated kitchen with stunning granite countertops, an oversized farm sink, a gas range, and a commercial-sized refrigerator and freezer. A propane generator is on hand to power both the house and business buildings.



ADRIENNE WYLDER, REALTOR©

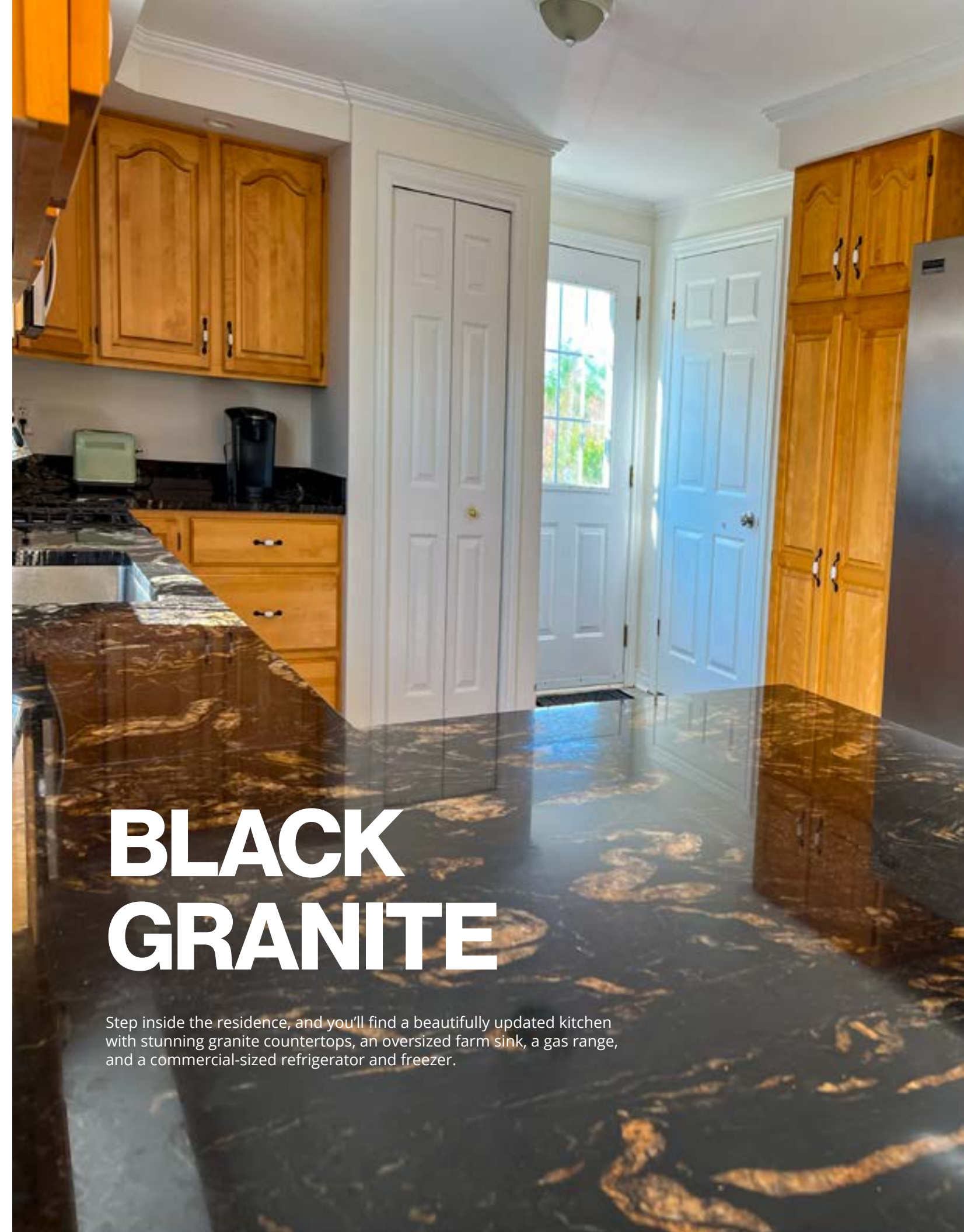
Gorgeous black granite countertops are a showstopper in this sunshine filled kitchen.

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The home itself is a modest modular-built 3 bedroom, 2 bath built in 2004. The hardwood floors throughout the bedrooms, hallways, living room, and dining nook are beautiful. The home is filled with light. One of the two full bathrooms has a walk-in shower.

The basement is clean and dry with access from within the house as well as a walkout and garage door leading to the back of the house.

The back porch boasts breathtaking views of the Penobscot and overlooks the richness of the property.



BLACK GRANITE

Step inside the residence, and you'll find a beautifully updated kitchen with stunning granite countertops, an oversized farm sink, a gas range, and a commercial-sized refrigerator and freezer.

ROOM TO GROW

The buildings were formerly used for a lobster bait and sawmill business.

This Prospect, Maine property offers an exciting and rare investment opportunity.

Whether you're looking for a unique residential haven, a

thriving commercial enterprise, or a development project, the options are limitless.

In the main building there is a loading area, garage, huge workshop space, a warehouse, office, upstairs room, and more.

There is a separate building for housing large equipment or a large boat.

A six-bay building that was

used to board horses has all of the fencing out back.

Spanning an impressive 29.6 acres, the property is a haven for nature enthusiasts.

Roads have been started, paving the way for a variety of development opportunities.

Surrounding the property are land preserves - a northern preserve accessible only by water

and a southern preserve featuring nature trails perfect for horseback riding and leisurely walks.

What sets this property apart is its unparalleled diversity. It's a canvas upon which dreams and ventures can be painted.



WORKSPACE

ADRIENNE WYLDER, REALTOR©



THE CABIN

There is a small, quaint cabin tucked away on a beautiful little slab of granite overlooking the Penobscot River.



259 BOWDEN POINT ROAD

PROSPECT, MAINE

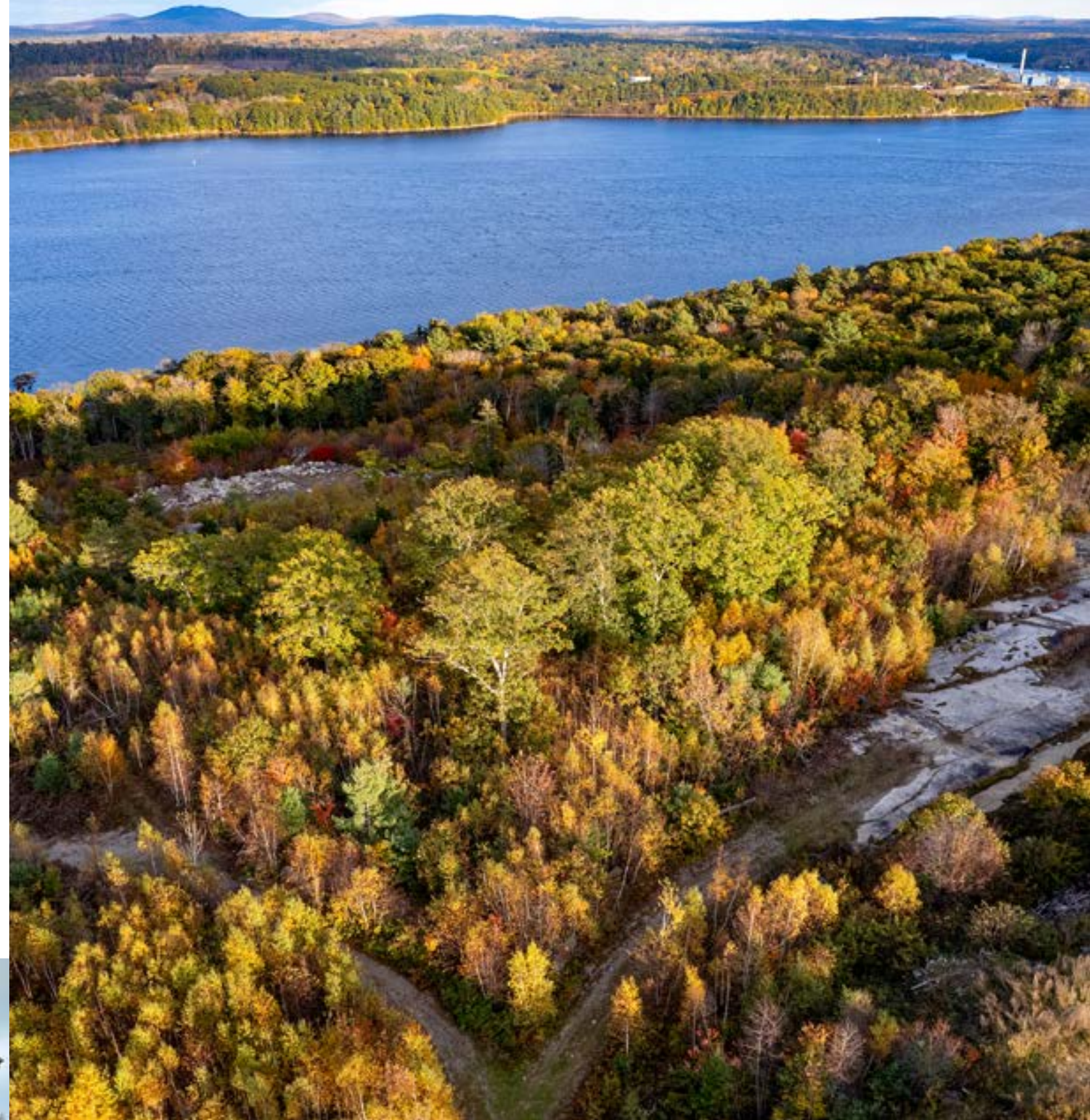
The cabin has electricity, a wood stove, and gas heat.

Just outside you will find a modern compost toilet, and in the backyard, there is a fabulous chicken coup.

The highlight of the cabin is the views from the back porch.

Enjoy stunning sunsets and unparalleled peace and quiet on this amazing property.

PRICE: \$2,300,000



A PROPERTY PACKED WITH POTENTIAL

The estate is more than just its buildings and natural beauty. With a mile of road construction underway, improved accessibility is on the horizon. Additionally, the extensive waterfront is currently undergoing road construction, further enhancing the property's serene charm.

Bowden Point Road, Prospect, Maine



COMMERCIAL

Real Estate

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