portside
REAL ESTATE GROUP

HOSPITALITY BROKERAGE PROUDLY INTRODUCES

ACADIA YURTS

Southwest Harbor, Maine

Surrounded by Acadia National Park

Sargent Mtn.
Yurt

Acadia
Yurts
COMFORTABLY CLOSE TO NATURE
200 Seal Cove Road • Southwest Harbor, ME

Acadia Yurts and Wellness Center is a unique lodging and self-care destination located on the "quiet side" of Mount Desert Island in Southwest Harbor, Maine. It offers an innovative "glamping" experience, combining comfortable accommodations with a range of wellness services.

SEASONAL ACCOMMODATIONS

Seven 24' and 30' Yurts and Two Tiny Homes

These are not your typical camping tents; they are modernized, permanent circular structures with wood lattice frames and thick canvas walls, complete with reflective insulation and high-efficiency heat pump/AC units and come in two sizes - **24-foot yurts** for up to 4 guests, and **30-foot yurts** for up to 6 guests.

The **Tiny Homes** are a charming shingle style cottages are ideal for two guests.

Glamping at its finest!

FEATURES INCLUDE

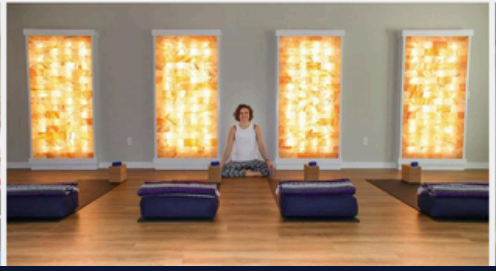
well-equipped kitchens
(some with dishwashers)
full bathrooms
queen-size beds
sleeper sofas
Wi-Fi
outdoor grills
seating areas

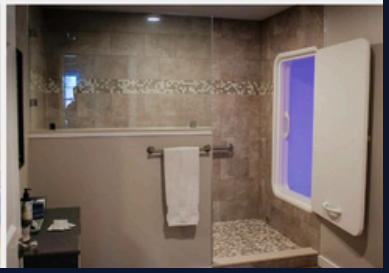
Acadia Yurts is ideal for those seeking a unique and comfortable "glamping" experience near Acadia National Park; for visitors looking for a more tranquil base on Mount Desert Island away from the crowds of Bar Harbor; for individuals or groups interested in incorporating wellness and relaxation into their vacation; and families, as the yurts and tiny houses offer amenities suitable for a comfortable stay.

THE WELLNESS CENTER

Open Year Round
Weekly Yoga Classes
Floatation Tank
Infrared Sauna
Massage Therapy
Reflexology
Reiki
Norma-Tec
(Leg Compression Therapy)

The Year Round Wellness Center is a significant draw to the guests of Acadia Yurts, as well as to year round residents, offering a variety of services designed for relaxation and rejuvenation.





Acadia Yurts Site Map

Acadia Yurts and Wellness Center is a unique hospitality property in Southwest Harbor, Maine, offering an innovative "glamping" experience, combining comfortable and eco-friendly accommodations with a range of wellness services.

Accommodations:

- Yurts: They offer weekly rental units in the form of yurts. These are not your typical camping tents; they are modernized, permanent circular structures with wood lattice frames and thick canvas walls, complete with reflective insulation and high-efficiency heat pump/AC units.
- They come in various sizes (e.g., 24-foot yurts for up to 4 guests, 30-foot yurts for up to 6 guests).
- Features often include well-equipped kitchens (some with dishwashers), full bathrooms, queen-size beds, sleeper sofas, Wi-Fi, and outdoor grills with seating areas.
- In addition to yurts, they also offer tiny houses for rent, ideal for couples.

The Wellness Center is a significant draw, offering a variety of services designed for relaxation and rejuvenation. It's open year-round by appointment. Services include:

- Weekly Yoga Classes
- Floatation Tank: A sensory deprivation float tank for deep relaxation and various health benefits.
- Infrared Sauna: A full-spectrum infrared sauna for detoxification, muscle pain reduction, and improved circulation.
- Massage Therapy: Licensed massage therapists provide personalized sessions.
- Reflexology: Services are available by appointment with a dedicated reflexologist.
- Reiki: Energy healing sessions are offered.
- Norma-Tec Leg Compression Therapy: Helps with muscle soreness, fatigue, and circulation.

Acadia Yurts is ideal for:

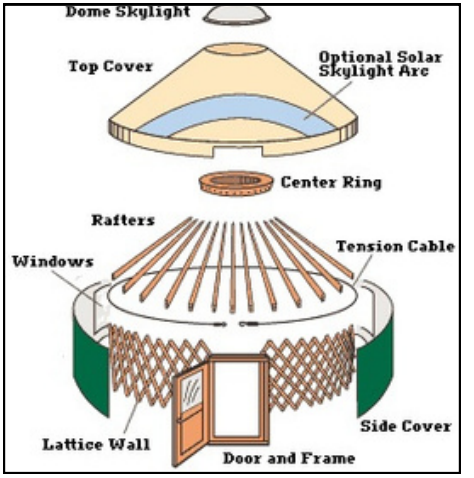
- Those seeking a unique and comfortable "glamping" experience near Acadia National Park.
- Visitors looking for a more tranquil base on Mount Desert Island away from the crowds of Bar Harbor.
- Individuals or groups interested in incorporating wellness and relaxation into their vacation.
- Families, as the yurts and tiny houses offer amenities suitable for a comfortable stay.

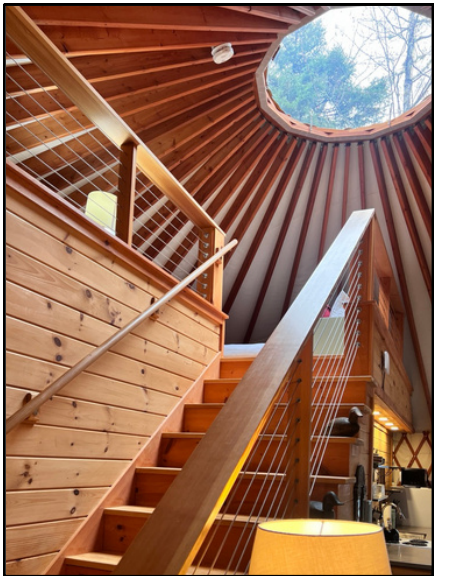
makeup

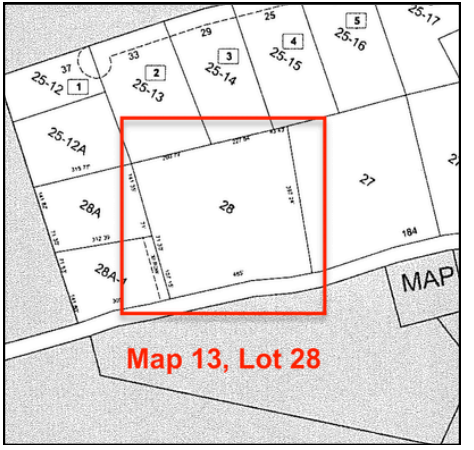
Beech Mtn
Yurt

PROPERTY DATA

- 200 Seal Cove Rd, Southwest Harbor, ME 04679
- 3.7 acres
- 2024 Real Estate Taxes $6,647.74
- Deed Book 6301, Page v330 and Book 53 Page 77, Hancock County Registry of Deeds
- Tax Map 13, Lot 28
- Zoning: B, mixed residential/ commercial use
- Year Built: Yurts, between 2015-2016; the first Tiny House in 2019, the other Tiny House in 2021
- Yurts: 24ft and 30ft by Colorado Yurt Company; Tiny Houses 12x20ft custom built by Coastal Builders in Trenton, ME
- The 24ft yurts accommodate 4, and the 30ft accommodates 6. The tiny homes accommodate 2. All units have full kitchens and baths
- All buildings have heat pumps for heat and air
- Gravel parking lot and drive
- Parking for 15 vehicles
- Laundry: onsite, plus guest laundry
- Water/Sewer: private well (drilled) and septic







BEEHIVE
TINY HOUSE

BEEHIVE
TINY HOUSE

35% REPEAT CLIENTELE

95-97% SEASONAL OCCUPANCY

Brand & Reputation

SAUNA

Acadia Yurts & Wellness Center

Southwest Harbor

YOGA STUDIO

FINALISTS

Acadia Yurts & Wellness Center

Southwest Harbor

Buying a business is about more than just the real estate and the tangible assets. It's about the intangible assets - the intellectual property, goodwill, reputation, and brand recognition.

4,070 followers!

Google

107 - 5 star reviews!

mailchimp

1,000 subscribers!

2,075 followers!

Vrbo

1,300 - 5 star reviews!

Tripadvisor

4.8

SOUTHWEST HARBOR

Southwest Harbor, Maine, is a charming coastal town nestled on the "quiet side" of Mount Desert Island, a stark contrast to the bustling Bar Harbor. It's renowned for its relaxed atmosphere, rich maritime heritage, and stunning natural beauty. The town itself features a quaint Main Street with charming shops, art galleries, and diverse eateries.

Situated just west of the southern entrance to Somes Sound, a fjord that nearly cuts Mount Desert Island in two, Southwest Harbor is often referred to as the "jewel" of Mount Desert Island, offering a more serene and authentic Maine experience than its eastern counterpart, Bar Harbor, characterized by a working harbor filled with lobster boats, yachts, and sailboats, reflecting its deep connection to the sea.

Southwest Harbor serves as an excellent base for exploring the western half of Acadia National Park, which is generally less crowded. You can access trails like Wonderland Trail, Ship Harbor Nature Trail, Flying Mountain Trail, and Beech Mountain. Echo Lake, with its sandy beach, is also nearby.

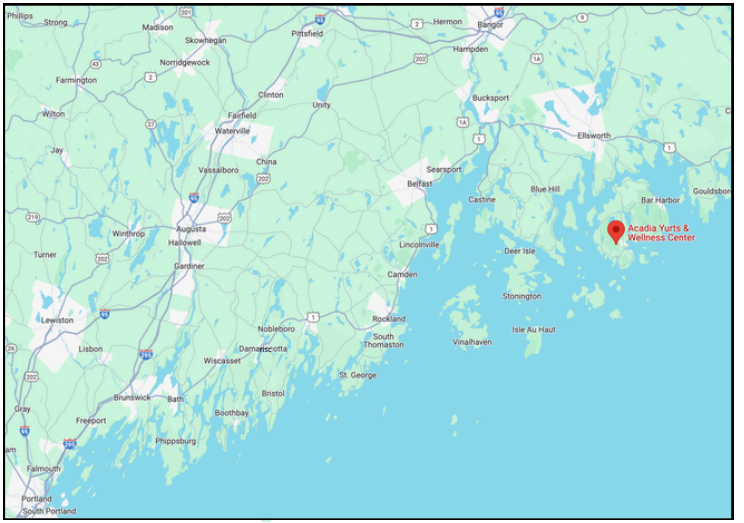
The area is famous for its master yacht builders, including the globally recognized Hinckley Company and Morris Yachts, Inc. Visitors can admire stunning yachts in the harbor or even take guided boat tours, lobster cruises, or rent their own powerboats or kayaks to explore the scenic waters and Somes Sound. Other attractions include:

- Wendell Gilley Museum: This unique museum showcases the exceptional works of Wendell Gilley, a pioneer in American bird carving. It features a collection of over 300 of his intricately carved wild birds.
- Charlotte Rhoades Park and Butterfly Garden: A delightful mix of perennial and annual flowers attracts butterflies and hummingbirds, offering a peaceful natural escape.
- Manset: A picturesque area offering distant views of Bear Island Lighthouse, Sutton Island, Little and Great Cranberry Islands, and the open ocean, ideal for photography. But also one of the best views looking up Somes Sound at the mountain ranges of Acadia.
- Bass Harbor Head Light: While technically in Bass Harbor, this iconic lighthouse is a short drive from Southwest Harbor and offers breathtaking coastal views.

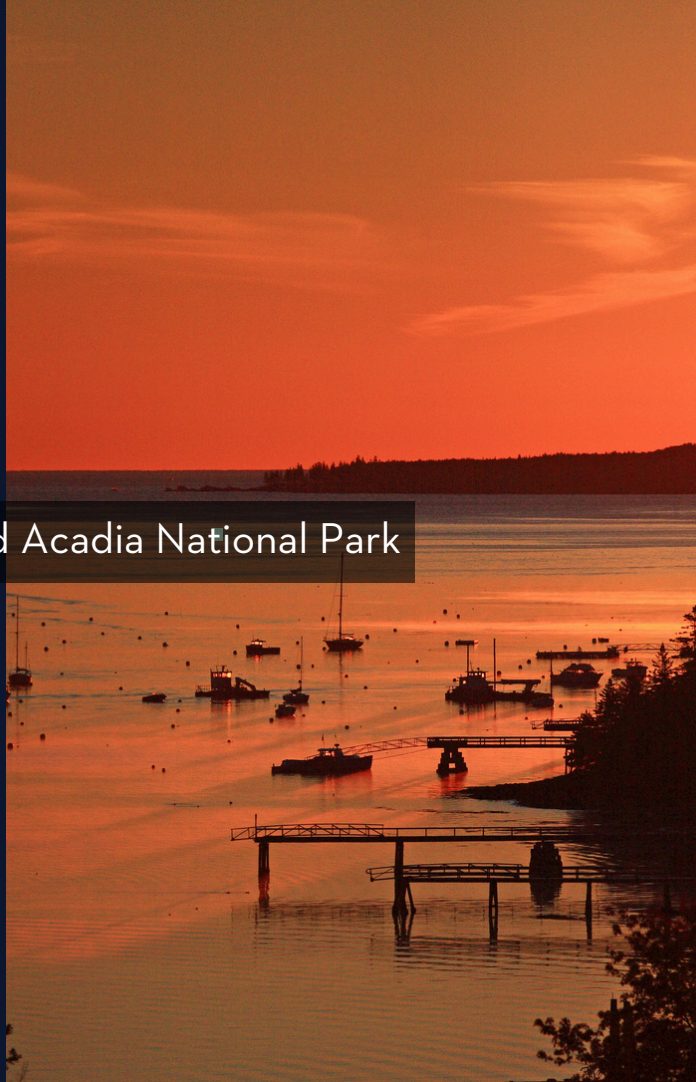
Overall, Southwest Harbor offers a perfect blend of natural beauty, outdoor activities, and a laid-back, authentic Maine coastal experience, making it a popular choice for those seeking a more tranquil alternative to the busier tourist hubs on Mount Desert Island.

Acadia Yurts is located:

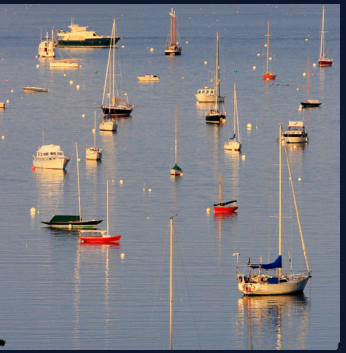
- 3 hours from Portland
- 2 hours from Augusta
- 2.75 hours from Boothbay Harbor
- 1.75 hours from Camden
- 1.25 hour from Bangor
- 1 hour from the Schoodic Peninsula
- 1 hour from Blue Hill
- 30 minutes from Ellsworth
- and 5 minutes from Acadia National Park on the Western side of the island, otherwise 25 minutes to the main entrance near Bar Harbor



Areas shaded in grey on the map (below, left) are part of Acadia National Park, which offers hiking trails on both sides of Mount Desert Island (trails on the middle map)



Southwest Harbor and Acadia National Park



Acadia Yurts aims to provide a memorable and restorative vacation experience by blending unique accommodations with a focus on connection to nature.

Could this be the property and business for you?

ACADIA YURTS IS PROUDLY OFFERED AT $2,225,000, (WITHOUT THE WELLNESS CENTER)

THE FULL PROPERTY AND BUSINESS, INCLUDING THE WELLNESS CENTER CAN BE PURCHASED FOR $2,625,000

For more information contact Dana Moos 207-266-5604 danamoos@portsidereg.com

Additional information available: Deed; Real Estate Tax Bill; Additional Photos; Seller's Property Disclosures

Financial Statements provided only to qualified buyer with signed non-disclosure agreement