

# FOR SALE

Real Estate & Business

6,272± SF | 0.59± acres



## Sun Sports+ : 894 Roosevelt Trail Naples, ME

Incredible Opportunity to Own the Real Estate and Operate the Causeway's Premier Water Sports Destination. Located Along Long Lake in the Heart of Maine's Lakes Region.

### BROKER CONTACT

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## Property Description

We are pleased to offer this unique real estate and business opportunity in beautiful Naples Causeway. Located along the shores of Long Lake in the heart of Maine's Lakes Region, the Causeway has long been a popular summer destination, drawing generations of visitors year after year. Positioned in the center of this activity, Sun Sports+ has been a fixture of the community for more than three decades. Founded in 1994, the business has grown from a local pro shop into one of the region's best-known water sports retailers.

Now entering its 33rd season on the Causeway, the business has built a loyal customer base that extends throughout Maine and neighboring states. Its reputation has been shaped over many years through product knowledge, strong customer relationships, and consistent service.

The business operates through two complementary revenue channels. The retail pro shop offers a wide selection of water sports equipment, apparel, and accessories, including wakeboards, water skis, wake surfers, paddleboards, tubes, life vests, and wetsuits. The rental operation provides visitors with convenient access to quality equipment throughout the summer season.

In addition to the operating business, the property also benefits from existing rental income generated by the well-established and highly popular Causeway Dairy Bar tenant, which adds another layer of stability and activity to the site.

What continues to distinguish Sun Sports+ is its longstanding presence within one of Maine's busiest seasonal destinations. Customer reviews frequently reference the knowledgeable staff, strong product selection, and welcoming atmosphere that has helped maintain repeat clientele over the years.

For an investor or operator seeking a turn-key opportunity in a high-traffic summer market, this offering combines an established business, a highly visible location, and decades of brand recognition in Maine's Lakes Region.



## Property Overview

Owner	HARK, INC
Assessor's Reference	Map U25, Lot 17
Lot Size	0.59± acres
Building Size	6,272± SF
Space Breakdown	6,272± SF industrial/retail showroom with 736 SF of deck space and a 768 SF garage space
Tenant	Circular section of building occupied by Causeway Dairy Bar
Zoning	VR Village District
RE Taxes	\$5,663 (2026)
Construction	Wood frame
Utilities	Private water and septic
Traffic Counts	13,326 ADDT, 09/25

[SUNSPORTSMAINE.COM](https://www.sunsportsmaine.com)

**REAL ESTATE FOR SALE : \$1,700,000**  
**BUSINESS FOR SALE : NEGOTIABLE, CONTACT BROKER**



894 Roosevelt Trail



# 894 Roosevelt Trail



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

***Remember!***  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*