

MLS #: 1631407

Status: Active

County: Penobscot

Property Type: Commercial

List Price: \$179,900

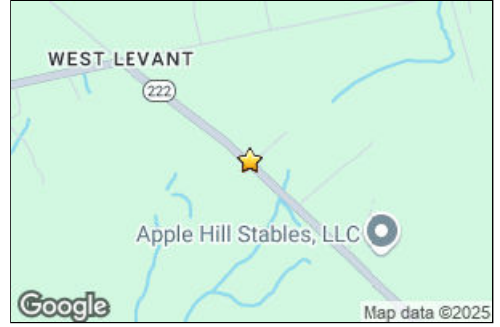
Original List Price: \$179,900

Directions: In Bangor, from Union Street exit travel toward Levant for approximately 11 miles. Heidi Lane is on your Right. GPS Friendly.



**4363 Union Street
Levant, ME 04456-4383**

**List Price: \$179,900
MLS#: 1631407**



General Information

Year Built +/-: 0	Lot Size Acres +/-: 3.14	Sqft Fin Total +/-: 0
Sub-Type: General Commercial		

Land Information

Leased Land: No	Waterfront: No	Zoning: N/A
Surveyed: Yes		
Lot Size Acres +/-: 3.14		

Interior Information

Leases: Yes	Year Built +/-: 0
Total SqFt: 0	Year Renovated +/-: 0

Property Features

Parking: On Site	Water: Private
Location: Mobile Home Park	Sewer: Private Sewer
Electric: On Site	
Gas: No Gas	

Tax/Deed Information

Book/Page/Deed: 15590/65/All	Full Tax Amt/Yr: \$1,131.53/ 2025	Map/Block/Lot: 008/003/003
Deed/Conveyance Type Offered: Warranty		Tax ID: LEVA-000008-000000-000003-000003
Deed Restrictions: Unknown		

Remarks

Remarks:	Hide-Away Senior Mobile Home Park in Levant Maine. Nicely designed with 3.14 acres that are level and open. Six sites make up the 3.14 acres located to the left of the main driveway. This park has a desirable location with private well and septic. Many of the tenants have been long term residents and all six sites are rented. The mobile home park is currently for 55 year and older tenants. Approximately 10 minutes from Bangor. All rents are currently below market. A great opportunity for mobile home park owners and other investors alike with minimal oversight. All mobile homes are owned by the tenants. Survey is on line, and financials are available. Easy to show, come take a look!
Showing Instructions:	Notice Required; ShowingTime; Sign on Property
Internal	Please do not disturb tenants, if you do a drive by. Per Town of Levant, there is no zoning.
Remarks/Contingency:	
Showing Remarks:	Showingtime. Buyers are requested to show proof of funds or pre-approval.

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell		List Date: 07/21/2025	Expiration Date: 01/31/2026	
Days On Market: 0		Withdrawal Date:	Pending Date:	
		Terminated Date:		
LA:	Name	Primary	Cell	Fax
	Adrian Nadeau (011645)	207-947-3363	207-723-1441	
LO:	ERA Dawson-Bradford Co. (1122)	207-947-6788		207-941-9866
CLA:	Bruce Bragdon (011639)	207-947-3363	207-447-0701	
CLO:	ERA Dawson-Bradford Co.(1122)	207-947-6788		207-941-9866
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				andyj@eradawson.com
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Prepared by ERA Dawson-Bradford Co. on Tuesday, July 22, 2025 3:11 PM.

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