



6 Colonial Way
Machias, ME 04654-2005

List Price: \$420,000
MLS#: 1631430



General Information

Year Built +/-: 1928	Lot Size Acres +/-: 0.29	Sqft Fin Total +/-: 9,000
Sub-Type: General Commercial		

Land Information

Leased Land: No	Water Views: Yes	Water Body: Machias River	Zoning: none
Surveyed: Unknown		Water Body Type: River	Zoning Overlay: Unknown
Lot Size Acres +/-: 0.29			Bank Owned REO: No

Interior Information

Leases: Yes	Total # Floors: 3	Year Built +/-: 1928
Total SqFt: 9,000	Ceiling Height +/-: 20	

Property Features

Utilities: Utilities On: Yes	Basement: None	Heat System: Baseboard; Hot Water
Building: Internet Access Available; Sprinkler - Wet	Construction: Masonry; Wood Frame	Heat Fuel: Oil
Features: 5 - 10 Spaces	Foundation Materials: Brick/Mortar; Poured Concrete	Water: Public
Parking: Business District; Downtown; Near Shopping;	Exterior: Brick; Wood Siding	Sewer: Public Sewer
Location: Water View	Roof: Tar/Gravel	Accessibility Amenities: Level Entry; Ramped Main Level
Electric: Circuit Breakers; Generator Hookup		
Gas: Bottled		

Tax/Deed Information

Book/Page/Deed: 3914, 3983/142,93/All	Full Tax Amt/Yr: \$5,356/ 2024	Map/Block/Lot: 11/72/00A, 00B
Deed/Conveyance Type Offered: Quit Claim w/Covenant		Tax ID: MCHA-000011-000000-000073
Deed Restrictions: Unknown		

Remarks

Remarks:	Built in 1928 and standing tall in the heart of Machias, this three-story building is a piece of Downeast history. Known locally as the old 5 & 10, the property has worn many hats over the past century—retail shops, doctors' offices, a bakery, a funeral parlor—and continues to evolve with the times. The first floor, with its own street-level entrance at 3 Water Street, is a large open space currently configured as a tech workshop. It's divided by temporary walls and cubicles, offering flexibility without permanent fixtures. The second floor, accessible from street level at 6 Colonial Way, is split into two units separated by a shared foyer. One side houses professional office space; the other is a craftsman's studio. Both floors are currently rented, generating immediate income. The top floor is where the opportunity really opens up. Down to studs and upgraded with new electrical, this sun-filled third story is a blank slate ready for apartments, studios, or additional office space. It has its own private entrance on Colonial Way and captures great light throughout the day. With original architectural details largely intact and its appearance remarkably unchanged from old photographs, this building is a rare blend of historical charm and functional, flexible space. Whether you're an investor looking for steady rental income or a developer with an eye for adding value, this Machias landmark is ready for its next era.
Showing Instructions:	ShowingTime

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell	List Date: 07/16/2025	Expiration Date: 07/16/2026
Days On Market: 1	Withdrawal Date:	Pending Date:
		Terminated Date:
LA: Name	Primary	Cell
LO: Nancy Roe (016810)	207-659-2174	207-659-2174
CLA: ERA Dawson-Bradford Co. (1122)	207-947-6788	207-941-9866
CLO: Mark Roe (017814)	207-217-3174	207-217-3174
	207-947-6788	207-941-9866

Prepared by ERA Dawson-Bradford Co. on Wednesday, July 23, 2025 3:15 PM.