

Public Detail Report

MLS #: 1682885

County: Somerset

List Price: \$299,900

Status: Active

Property Type: Commercial

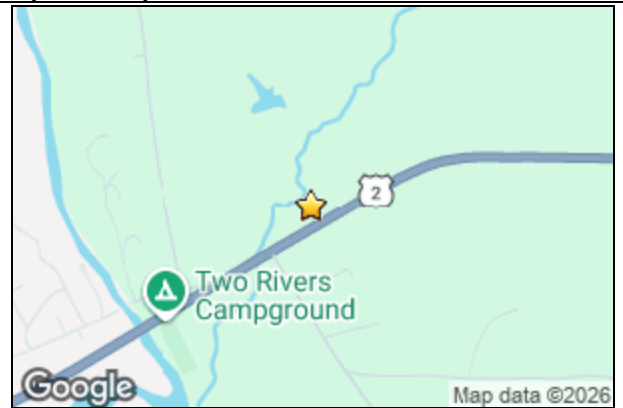
Original List Price: \$299,900

Directions: GPS compliant. From Skowhegan take Rt 2 E for approximately 2.8 miles. Property will be on your left



**416 Canaan Road
Skowhegan, ME
04976-4429**

**List Price:
\$299,900
MLS#: 1682885**



General Information

Year Built +/-: 1940

Lot Size Acres +/-: 1.59

Sqft Fin Total +/-: 1,840

Sub-Type: General Commercial

Levels: One

Land Information

Leased Land: No

Surveyed: No

Lot Size Acres +/-: 1.59

Zoning: Commercial

Zoning Overlay: Unknown

Interior Information

Office SqFt +/-: 600

Total SqFt: 1,840

Total # Floors: 1

Year Built +/-: 1940

Retail SqFt: 1,240

Property Features

Utilities: Utilities On: Yes
Building Fire System; Internet Access
Features: Available; Security System; Storage
Parking: 21+ Spaces; Gravel; Paved
Location: Rural
Electric: Circuit Breakers
Gas: Bottled

Basement: Crawl Space; Full; Partial; Sump Pump; Unfinished
Construction: Wood Frame
Foundation Other; Poured Concrete
Materials:
Exterior: Wood Siding
Roof: Metal

Heat System: Baseboard; Direct Vent Heater; Heat Pump; Hot Water
Heat Fuel: Electric; Gas Bottled; Propane
Water: Private
Sewer: Private Sewer
Accessibilitiy 36+ Inch Doors
Amenities:

Tax/Deed Information

Book/Page/Deed: 6166/241-242/All

Full Tax Amt/Yr: \$2,507/ 2025

Map/Block/Lot: 5//85-2

Deed/Conveyance Type: Quit Claim

Tax ID: SKOW-000005-000000-000085-000002

Offered: w/Covenant

Deed Restrictions: Unknown

Remarks

Remarks: Looking to own your own convenience store with a gas station? Then check out this turn key opportunity in Skowhegan on highly traveled Route 2. The main store offers a spacious retail space with plenty of cooler space and a full kitchen with fryer, griddle and pizza oven. There's even an additional 600 square feet of space for storage/office or expand upon the retail space. The space could also be rented out separately as it has it's own entrance. Outside you will find 2 gas pumps and plenty of parking for 20 plus vehicles. Conveniently located next to a hotel and busy campground and just minutes to the local lakes and parks. Don't let this opportunity pass you by.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

ERA Dawson-Bradford Co.

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417 Main Street

Bangor, ME 04401

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Prepared by ERA Dawson-Bradford Co. on Friday, October 02, 2026 10:23 AM.

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