

MLS #: 1473141  
Status: Active

County: Penobscot  
Property Type:  
Commercial

Public Detail Report

List Price: \$2,770,000

Directions: From Bangor, take Union Street through Hermon to Levant. Property will be on the Right just passed Hodgdon Road.

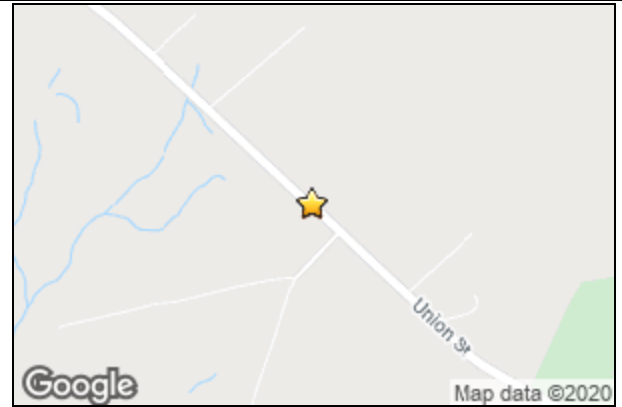


**4261 Union Street**

Levant, ME 04456-4303

**List Price: \$2,770,000**

MLS#: 1473141



**General Information**

Year Built +/-: 1900  
Sub-Type: Mixed Use

Lot Size Acres +/-: 67.99

Sqft Fin Total +/-: 3,966

**Land Information**

Leased Land: No  
Surveyed: Yes  
Lot Size Acres +/-: 67.99

Zoning: No Zoning  
Zoning Overlay: Unknown  
Bank Owned REO: No

**Interior Information**

Leases: No  
Total SqFt: 3,966

Year Built +/-: 1900  
Year Renovated +/-: 2004  
Warehouse SqFt: 4,800

**Property Features**

Building Features: Generator; Storage

Parking: 1 - 4 Spaces; 21+ Spaces; Garage; Gravel

Location: Near Airport; Near Shopping; Rural

Electric: Circuit Breakers

Gas: Bottled

Basement: Full; Unfinished  
Construction: Wood Frame  
Foundation Materials: Poured Concrete  
Exterior: Wood Siding  
Roof: Shingle

Heat System: Hot Air; Multi-Zones  
Heat Fuel: Oil; Propane; Wood  
Water: Private  
Sewer: Private Sewer

**Tax/Deed Information**

Book/Page/Deed: 12448, 15189/25, 280-285/All

Full Tax Amt/Yr: \$6,669/ 2019

Map/Block/Lot: 005//017, 017-1, 017-2  
Tax ID: LEVA-000005-000000-000017

Deed/Conveyance Type: Warranty

Offered:

Deed Restrictions: Unknown

**Remarks**

**Remarks:** Equestrian living at its finest on 67.99 Acres! Currently nominated for 2020 PRCA Year-End Award for Best Small Rodeo, this unique homestead includes a beautifully remodeled 3-4 bedroom New England farmhouse with a dreamy eat-in kitchen, an impressive list of updates and impeccable maintenance, and a full home office ready for all your business ventures! This stunning 158' x 258' arena with Priefert P.P. Panels, 1000' of Ponderosa Fencing and stadium lighting, includes brand new bleacher seating for 1,600 roaring fans! Built in 2020, this announcer's booth has it ALL with a PA system, Pavilion with VIP seating, and a 30' tall tower with 6 large horns! Concessions building houses the FarmTech Electronic Timer and everything one could need for keeping up with a hungry crowd. A four bay garage, charming barn with 5 stalls and tack room, 60' x 80' commercial garage with workshop and office space (which could be converted to an indoor arena!), 5 run in sheds for horses, and two round pens each approximately 70' & 107' diameter. Located 18 minutes from Bangor International Airport but tucked away into Maine's countryside, this property provides potential for further development, additional venue space, and so much more.

LO: ERA Dawson-Bradford Co.

**Listing provided courtesy of:**



**Dawson  
Bradford  
REALTORS**

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