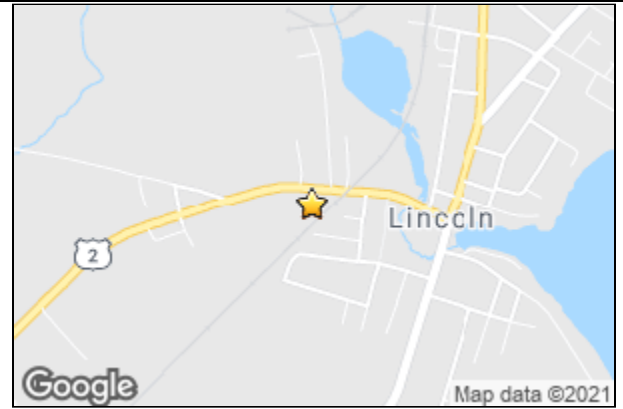


MLS #: 1513852  
Status: ActiveCounty: Penobscot  
Property Type:  
CommercialList Price: \$249,500  
Original List Price:  
\$249,500

Directions: I95 Exit 227 to Light, Left at light onto West Broadway, #60 on Right.



**60 W Broadway**  
Lincoln, ME 04457-1312  
**List Price: \$249,500**  
MLS#: 1513852



### General Information

Year Built +/-: 1958      Lot Size Acres +/-: 0.67      Sqft Fin Total +/-: 2,060  
Sub-Type: General Commercial

### Land Information

Leased Land: No      Zoning: C-2  
Surveyed: No      Zoning Overlay: No  
Lot Size Acres +/-: 0.67      Bank Owned REO: No

### Interior Information

Leases: No      Total # Floors: 1      Year Built +/-: 1958  
Total SqFt: 2,060

### Property Features

<b>Utilities:</b> Utilities On: Yes	<b>Basement:</b> Slab	<b>Heat System:</b> Baseboard; Heat Pump;
<b>Building Features:</b> Internet Access Available; Storage	<b>Construction:</b> Masonry; Wood Frame	Hot Water
<b>Parking:</b> 5 - 10 Spaces	<b>Foundation Materials:</b> Poured Concrete	<b>Heat Fuel:</b> Oil
<b>Location:</b> Business District; Near Turnpike/ Interstate	<b>Exterior:</b> Brick	<b>Water:</b> Public
<b>Electric:</b> Circuit Breakers	<b>Roof:</b> Pitched; Shingle	<b>Sewer:</b> Public Sewer
<b>Gas:</b> No Gas		<b>Accessibility Amenities:</b> 32 - 36 Inch Doors

### Tax/Deed Information

Book/Page 12889/254      Full Tax Amt/Yr: \$1,697/2021      Map/Block/Lot: 136//142  
Other Deed/Conveyance Type Offered: Suitable      Tax ID: LNCN-000136-000000-000142

### Remarks

**Remarks:** Well located Discount Tobacco store in busy downtown Lincoln Shopping District. Ample parking, high visibility highlight this well cared for building with lots of space to expand into more product offerings or potential rental income from office, retail, etc. Numbers work making this a great opportunity for the entrepreneur!! Call Today!!!

LO: ERA Dawson-Bradford Co.

### Listing provided courtesy of:

**ERA Dawson-Bradford Co.**  
ERA Dawson-Bradford Co.  
417 Main Street  
Bangor, ME 04401  
207-947-3363  
207-947-6788  
[processing@eradawson.com](mailto:processing@eradawson.com)

Prepared by ERA Dawson-Bradford Co. on Wednesday, November 03, 2021 12:00 PM.

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