

MLS #: 1529202
Status: Active

County: Hancock
Property Type:
Commercial

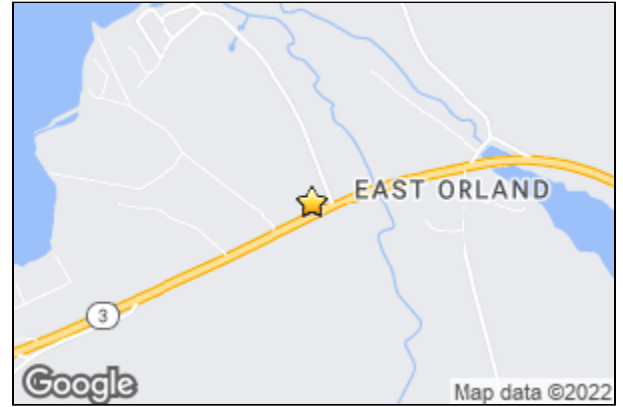
List Price: \$499,900
Original List Price:
\$499,900

Directions: From Bucksport to Orland on US 1. Approx. 6.0 miles, property is on the left. Sign is up.



958 964 Acadia Highway
Orland, ME 04472

List Price: \$499,900
MLS#: 1529202



General Information

Year Built +/-: 1990 Lot Size Acres +/-: 1.85 Sqft Fin Total +/-: 6,408
Sub-Type: General Commercial

Land Information

Leased Land: No Zoning: Commercial
Surveyed: Yes Zoning Overlay: Unknown
Lot Size Acres +/-: 1.85

Interior Information

Leases: No Total # Floors: 1 Year Built +/-: 1990
Total SqFt: 6,408

Property Features

Utilities: Utilities On: Yes	Basement: Full; Other; Slab; Unfinished	Heat System: Forced Air; Heat Pump
Parking: 21+ Spaces	Construction: Wood Frame	Heat Fuel: Electric; Oil
Location: Rural	Foundation Materials: Slab; Stone	Water: Private
Electric: Circuit Breakers	Exterior: Vinyl Siding; Wood Siding	Sewer: Private Sewer
Gas: No Gas	Roof: Metal; Pitched; Shingle	

Tax/Deed Information


Book/Page/Deed: 6278/169/All Full Tax Amt/Yr: \$4,813/ 2022 Map/Block/Lot: 035//004
Deed/Conveyance Type Offered: Warranty Tax ID: 958,964AcadiaHighwayOrland04472

Remarks

Remarks: A Rare Business opportunity to own three buildings, a redemption center with great road frontage, high traffic count, and ample parking. This property consists of one building with approximately 2480 square feet and is the current location of a redemption center. The second building with approximately 2428 square feet was once a convenience store that has been split and is now two rental units, one currently being rented and the other is vacant waiting for your business. The third building is a two -three bedroom one and 1/2 bath home located on the property that is currently being leased. The land consists of approximately 460 +/- feet of prime road frontage, and 1.85 +/- acres. The lot has been filled with several thousand yards of gravel. This location was once designed to have storage units. The lot next door consisting of approximately 2,85 acres and another 340 +/- feet of prime road frontage is vacant and will be surveyed as an out parcel at closing and can be purchased separately. The possibilities are endless with current rental income, business income from the redemption center and the opportunity to purchase both parcels with 4.7 acres and approximately 800 +/- feet of road frontage, Located on Acadia Highway between Bucksport and Ellsworth.

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

Prepared by ERA Dawson-Bradford Co. on Sunday, May 22, 2022 4:06 PM.

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