

MLS #: 1545073  
Status: Active

County: Penobscot  
Property Type:  
Commercial

Public Detail Report

List Price: \$1,350,000  
Original List Price:  
\$1,350,000

Directions: Route 222 to Levant – Levant Corner Store



3508 Union Street  
Levant, ME  
04456-4453

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General Information

Year Built +/-: 1973      Lot Size Acres +/-: 1.84      Sqft Fin Total +/-: 3,375  
Sub-Type: General Commercial

Land Information

Leased Land: No      Zoning: Commercial  
Surveyed: Yes  
Lot Size Acres +/-: 1.84

Interior Information

Total SqFt: 3,375      Total # Floors: 1      Year Built +/-: 1973

Property Features

<b>Utilities:</b> Utilities On: Yes	<b>Basement:</b> Sump Pump; Unfinished	<b>Heat System:</b> Forced Air
<b>Parking:</b> 21+ Spaces; Paved	<b>Construction:</b> Wood Frame	<b>Heat Fuel:</b> Propane
<b>Location:</b> Downtown	<b>Foundation Materials:</b> Poured Concrete	<b>Water:</b> Well Existing on Site
<b>Electric:</b> Circuit Breakers	<b>Exterior:</b> Vinyl Siding	<b>Sewer:</b> Septic Existing on Site
<b>Gas:</b> Bottled	<b>Roof:</b> Fiberglass; Shingle	

Tax/Deed Information


Book/Page: 13040/1-4      Full Tax Amt/Yr: \$5,247/ 2021      Map/Block/Lot: 11/9  
Deed/Conveyance Type Offered: Warranty      Tax ID: LEVA-000011-000000-000009

Remarks

**Remarks:** Location, location, location. Incredible opportunity to take this TOP NOTCH, profitable and busy convenience store in the heart of Levant, Maine and make it your own. The property includes convenience store, deli with seating for 34, gas, diesel and kerosene pumps. Located at the intersection of 5 roads with the main road being busy Route #222, it also boasts 1.84 acres of large manicured lawns, shed building, lots of parking and two entrances-exits keeping the traffic coming and going with ease. Besides the variety of convenience store items and fuel the deli offers a fabulous menu including hot & cold sandwiches, pizza, burgers, specialty shakes and more. Invest in your future, this business has fantastic cashflow, great reputation and an ideal location. This is not your average small town store.

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, October 05, 2022 4:51 PM.

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