

MLS #: 1551455  
Status: Active

County: Somerset  
Property Type:  
Commercial

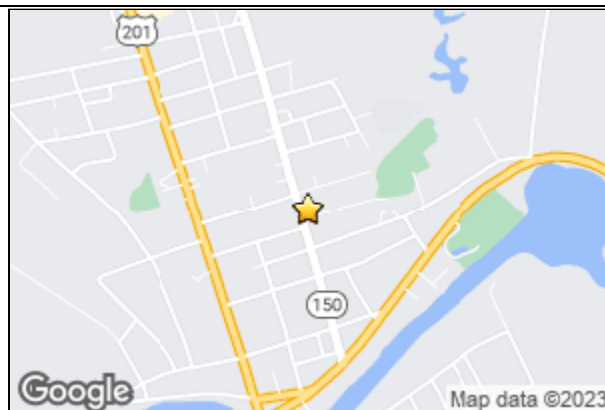
List Price: \$200,000  
Original List Price:  
\$200,000

Directions: GPS friendly. Corner of North Ave and East St.



65 North Avenue  
Skowhegan, ME 04976-1931

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### General Information

Year Built +/-: 1950      Lot Size Acres +/-: 0.21      Sqft Fin Total +/-: 2,100  
Sub-Type: General Commercial

### Land Information

Leased Land: No      Waterfront: No      Zoning: No zoning  
Surveyed: No      Water Views: No      Zoning Overlay: Unknown  
Lot Size Acres +/-: 0.21      Bank Owned REO: No

### Interior Information

Leases: No      Total # Floors: 1      Year Built +/-: 1950  
Office SqFt +/-: 1,914      Year Renovated +/-: 2020  
Total SqFt: 2,100

### Property Features

<b>Utilities:</b> Utilities On: Yes	<b>Basement:</b> Full	<b>Heat System:</b> Baseboard; Hot Water
<b>Building Features:</b> Internet Access Available	<b>Construction:</b> Wood Frame	<b>Heat Fuel:</b> Oil
<b>Parking:</b> 11 - 20 Spaces	<b>Foundation Materials:</b> Poured Concrete	<b>Water:</b> Public
<b>Location:</b> Business District; Downtown; Near Shopping	<b>Exterior:</b> Vinyl Siding	<b>Sewer:</b> Public Sewer
<b>Electric:</b> Circuit Breakers	<b>Roof:</b> Metal; Pitched	<b>Accessibility Amenities:</b> 32 - 36 Inch Doors
<b>Gas:</b> No Gas		

### Tax/Deed Information

Book/Page/Deed: 5519/97/All      Full Tax Amt/Yr: \$2,138/ 2022      Map/Block/Lot: 29//154  
Deed/Conveyance Type Offered: Warranty      Tax ID: SKOW-000029-000000-000154  
Deed Restrictions: Unknown

### Remarks

**Remarks:** Spacious 2,100 square foot commercial space with parking for 15 plus cars. The property is currently being used as a salon with a reception area, 4 plus booths, wash stations, 2 massage rooms, manicure and pedicure stations along with laundry. Recent updates to the building since 2020 include new furnace, new hot water heater, all new wiring, new sheetrock, updated bathroom. All salon equipment and appliances can be purchased separately if desired. Check out this great opportunity.

LO: ERA Dawson-Bradford Co.

### Listing provided courtesy of:

**ERA Dawson-Bradford Co.**  
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Prepared by ERA Dawson-Bradford Co. on Thursday, January 26, 2023 10:07 AM.

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