MLS #: 1554723 County: Knox Status: Active **Property Type:**

List Price: \$351,000 **Original List Price:** Commercial \$379,000

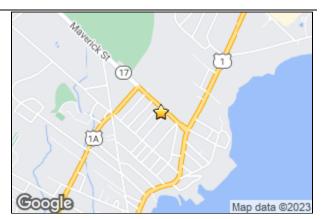
Directions: From route #1 in Rockland, turn onto Maverick Street. The property is a corner lot at Maverick & Pine Street. Directly accross from Hannaford

shopping plaza.



66 Maverick Street Rockland, ME 04841-2450

List Price: \$351,000 MLS#: 1554723



General Information

Year Built +/-: 1959 Lot Size Acres +/-: 0.27 Sqft Fin Total+/-: 1,527

Mixed Use Sub-Type:

Land Information

Leased Land: Nο Waterfront: No Zoning: Transitional Busines Surveyed: Water Views: No Yes Zoning Overlay: No

Lot Size Acres +/-: 0.27

Interior Information

Total SqFt: 1,527 Year Built +/-: 1959 Year Renovated +/-: 2021

Property Features

Utilities: Utilities On: Yes Basement: Full; Sump Pump; **Heat System:** Direct Vent Heater;

Building Cable: Internet Access Available: Unfinished Forced Air; Heat Pump

Features: Security System; Sprinkler - Wet; Construction: Wood Frame **Heat Fuel:** Gas Bottled; Oil; Propane Storage **Foundation** Water: Public Poured Concrete

5 - 10 Spaces; Off Street; On Site; Materials: Parking: Sewer: Public Sewer Paved Exterior: Other Exterior; Shingle

Location: Business District; Near Airport; Near Siding

Shopping: Shopping Mall Roof: Shinale

Circuit Breakers; On Site Electric:

Gas: **Bottled**

Tax/Deed Information

Book/Page/Deed: 5499/0131/AII Full Tax Amt \$6,216 026/TB-1/02 Map/Block/Lot: Deed/Conveyance Type Offered: Warranty Tax ID: ROCD-000026B-000000-002000

Remarks: Location! Location! Amazing, completely renovated location for your business. Two individual buildings on this property have been completely updated and renovated. There is parking to accommodate 6 plus cars with 189 feet +/- of road frontage on Maverick Street and 100 feet +/- on Pine Street. This property is located directly across the street from the Hannaford shopping plaza at one of the busiest and visible intersections in Knox County, within minutes to downtown Rockland and the harbor. Both buildings have been updated with new windows, LP Smartside with upper Malbec double dipped cedar shingles. CertainTeed 35 year asphalt shingles installed in 2020, cabinetry, granite, LVT flooring, carpet, heat pump, monitored security system with cameras and DVR. Main building hosts a bathroom, reception area, conference room with kitchenette common area and individual office space which sports a very open and welcoming feel. Second building is finished and could easily be an additional rental income or perhaps live and work from the same location. Main building is 30 x 22, and the second building is 24 x24 with a full bath and finished second floor. This is a great opportunity.!

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:



ERA Dawson-Bradford Co. ERA Dawson-Bradford Co. 417 Main Street

data@eradawson.com

Prepared by ERA Dawson-Bradford Co. on Tuesday, April 18, 2023 10:06 AM.

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