

MLS #: 1555889  
Status: ActiveCounty: Knox  
Property Type:  
CommercialList Price: \$375,000  
Original List Price:  
\$375,000

Directions: Intersection of Route 17 &amp; Route 90 go south. Turn right onto Gardner Road. Building will be on the left.

55 Gardner Road  
Warren, ME 04864-4133List Price: \$375,000  
MLS#: 1555889**General Information**

Year Built +/-: 2004	Lot Size Acres +/-: 1.75	Sqft Fin Total +/-: 3,000
Sub-Type: General Commercial		

**Land Information**

Leased Land: No	Waterfront: No	Zoning: General Commercial
Surveyed: Unknown	Water Views: No	
Lot Size Acres +/-: 1.75		

**Interior Information**

Total SqFt: 3,000	Total # Floors: 2	Year Built +/-: 2004
	Ceiling Height +/-: 14	

**Property Features**

<b>Utilities:</b> Utilities On: Yes	<b>Basement:</b> Slab	<b>Heat System:</b> Baseboard; Blowers; Multi-Zones
<b>Building:</b> Overhead Doors; Security System;	<b>Foundation Materials:</b> Poured Concrete	<b>Heat Fuel:</b> Oil
<b>Features:</b> Sprinkler - Wet	<b>Exterior:</b> Aluminum Siding	<b>Water:</b> Private; Well Existing on Site
<b>Parking:</b> 5 - 10 Spaces; On Site	<b>Roof:</b> Metal; Rolled/Hot Mop	<b>Sewer:</b> Private Sewer; Septic Existing on Site
<b>Location:</b> Suburban		<b>Accessibility Amenities:</b> 32 - 36 Inch Doors
<b>Electric:</b> Circuit Breakers		
<b>Gas:</b> No Gas		

**Tax/Deed Information**

Book/Page: 3394/196	Full Tax Amt/Yr: \$4,076/ 2022	Map/Block/Lot: R11//22
Deed/Conveyance Type Offered: Warranty		Tax ID: WRRR-000012-000022-000001R

**Remarks**

Remarks: 3000 + square feet commercial building with office. Great location, high traffic area on Route 90. Call today!

LO: ERA Dawson-Bradford Co.

**Listing provided courtesy of:**

**ERA Dawson-Bradford Co.**  
ERA Dawson-Bradford Co.  
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Prepared by ERA Dawson-Bradford Co. on Tuesday, April 11, 2023 1:54 PM.

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