

MLS #: 1568728  
Status: Active

County: Waldo  
Property Type:  
Commercial

Public Detail Report

List Price: \$725,000  
Original List Price:  
\$725,000

Directions: Route #1 North, from Searsport Village continue on Rt#1 approximate 1.8 miles on your right. Look for Massimo's Sign.



237 E East Main Street  
Searsport, ME 04974-3323

List Price: \$725,000  
MLS#: 1568728



General Information

|                              |                         |                           |
|------------------------------|-------------------------|---------------------------|
| Year Built +/-: 1910         | Lot Size Acres +/-: 1.5 | Sqft Fin Total +/-: 3,100 |
| Sub-Type: General Commercial |                         |                           |

Land Information

|                         |                 |                    |
|-------------------------|-----------------|--------------------|
| Leased Land: No         | Waterfront: No  | Zoning: Commercial |
| Surveyed: Yes           | Water Views: No | Zoning Overlay: No |
| Lot Size Acres +/-: 1.5 |                 |                    |

Interior Information

|                   |                   |                          |
|-------------------|-------------------|--------------------------|
| Total SqFt: 3,100 | Total # Floors: 3 | Year Built +/-: 1910     |
|                   |                   | Year Renovated +/-: 2018 |

Property Features

|            |                                            |                       |                         |                          |                                       |
|------------|--------------------------------------------|-----------------------|-------------------------|--------------------------|---------------------------------------|
| Utilities: | Utilities On: Yes                          | Basement:             | Full; Walkout Access    | Heat System:             | Direct Vent Furnace;                  |
| Building:  | Cable; Internet Access Available           | Construction:         | Steel Frame; Wood Frame |                          | Forced Air; Heat Pump                 |
| Features:  |                                            | Foundation Materials: | Poured Concrete         | Heat Fuel:               | Electric; Oil                         |
| Parking:   | 11 - 20 Spaces; Off Street; On Site; Paved | Exterior:             | Clapboard; Metal Clad   | Water:                   | Public                                |
| Location:  | Business District                          | Roof:                 | Pitched; Shingle        | Sewer:                   | Public Sewer; Septic Existing on Site |
| Electric:  | Circuit Breakers; On Site                  |                       |                         | Accessibility Amenities: | Level Entry; Ramped Main Level        |
| Gas:       | Bottled                                    |                       |                         |                          |                                       |

Tax/Deed Information


|                              |                                |                                         |
|------------------------------|--------------------------------|-----------------------------------------|
| Book/Page/Deed: 4272/215/All | Full Tax Amt/Yr: \$3,501/ 2022 | Map/Block/Lot: 7//63, 63B1              |
|                              |                                | Tax ID: 237eastMainStreetSearsport04974 |

Remarks

**Remarks:** Welcome to an opportunity like no other, a unique commercial offering that marries creativity, innovation, and endless potential. Situated on a bustling stretch of Route #1, this property enjoys an impressive 453.5 ft of road frontage, catering to over 22,000 cars passing by daily. Zoned for Commercial use, the possibilities are as vast as your vision. At the heart of this property is a distinctive rail car, artfully transformed into a café w/a spacious deck for outdoor dining, and a private dining car room. Adding to the allure, adjacent to the rail car, is a separate building that currently functions as a gourmet food shop, the retail space easily converting to a cooking studio. With a flexible framework that can cater to a multitude of business concepts, from an artisanal food market to an exclusive dining experience, consider a nursery/ florist, brewery, auto sales, hair salon, wellness spa, or unique office space. The lower-level walk out provides easy access to the garden with its vast potential. A paved driveway and parking area ensure accessibility and convenience for both guests and deliveries. Above the commercial spaces, a well-appointed studio apartment offers a blend of comfort and practicality. This living space is ideal for on-premises business owners or forward-thinking investors looking to explore a mixed-use development plan. This property invites your creativity and entrepreneurial flair. In a location that guarantees visibility and a building rich with character and endless opportunity. Don't let this unmatched opportunity pass you by.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

 **Dawson-Bradford**  
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Prepared by ERA Dawson-Bradford Co. on Friday, August 18, 2023 9:23 AM.

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