

Private Detail Report

MLS #: 1572547

County: Penobscot

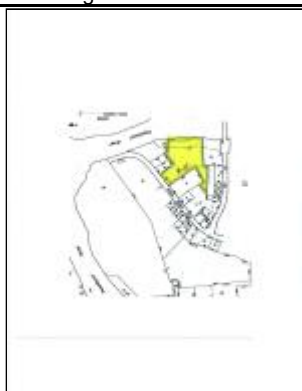
List Price: \$169,900

Status: Active

Property Type: Commercial

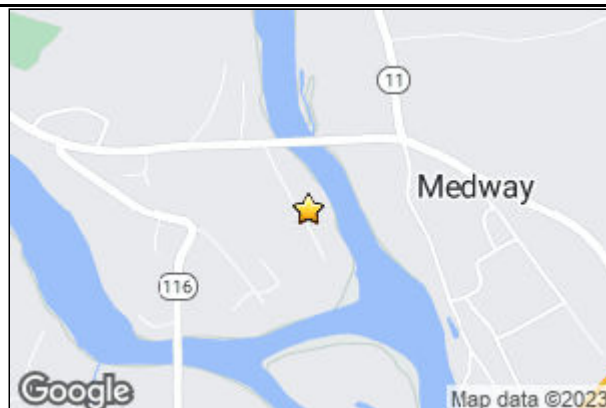
Original List Price: \$169,900

Directions: From interstate in Medway, turn left onto Route 116. Go approximately .30 miles to Old Farm Road. Follow Old Farm Road for .10 Miles. Property is on the right.



**L19B Old Farm Road
Medway, ME 04460**

**List Price: \$169,900
MLS#: 1572547**



General Information

Sub-Type: Investment Lot Size Acres +/-: 5.2 Sqft Fin Total+/-: 0

Land Information

Leased Land: No	Waterfront: Yes	Water Body: Penobscot River	Zoning: Commercial
Surveyed: Unknown	Src of Wtrfrt: Seller	Water Body Type: River	
Lot Size Acres +/-: 5.2	Water Views: Yes		

Interior Information

Total SqFt: 0

Property Features

Parking: 21+ Spaces	Water: Private
Location: Rural	Sewer: Private Sewer
Electric: On Site	
Gas: Bottled	

Tax/Deed Information

Book/Page: 14747/324-All	Full Tax Amt/Yr: \$783/ 2022	Map/Block/Lot: 16//19B
Deed/Conveyance Type: Quit Claim		Tax ID: L19BOldFarmRoadMedway04460
Offered: w/Covenant		

Remarks

Remarks: ocated on the West Branch of the Penobscot River, there is a mobile home park with 5.2 acres and water frontage. This property is currently zoned commercial and State of Maine approved for a Mobile home park with up to four sites. Move your own mobile home onto this lot and be an on- site owner collecting the lot rents, expand the sites or ask the town for a Zoning change to build that Dream home you have always wanted. The property does not own any of the mobile homes and the current owner is using the steel trailer for storage. All leases are month to month. Located in a neighborhood, near many Town amenities such as a store, restaurant and post office. Medway offers many recreational activities such as fishing, boating, snowmobiling and a public beach area.

Showing Instructions: Call Listing Broker; Notice Required; ShowingTime; Sign on Property
Internal Remarks/Contingency: Please also see MLS#1572548

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell	Variable Rate Comm: No	Expiration Date: 03/15/2024	Buyer Agency: 2.4%
Days On Market: 0	List Date: 09/15/2023	Pending Date:	Sub Agency:
Name	Withdrawal Date:	Terminated Date:	Transaction Broker: 2%
LA: Adrian Nadeau (011645)	Primary	Cell	E-mail
LO: ERA Dawson-Bradford Co. (1122)	207-947-3363	207-723-1441	andyj@eradawson.com
CLA: Bruce Bragdon (011639)	207-947-6788	207-447-0701	bruce@eradawson.com
CLO: ERA Dawson-Bradford Co.(1122)	207-947-6788	207-941-9866	

Agent Safety

Prepared by ERA Dawson-Bradford Co. on Wednesday, September 20, 2023 1:16 PM.

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