

MLS #: 1608625
 Status: Active

Nbd/Assn: N/A
 County: Penobscot
 Property Type: Commercial

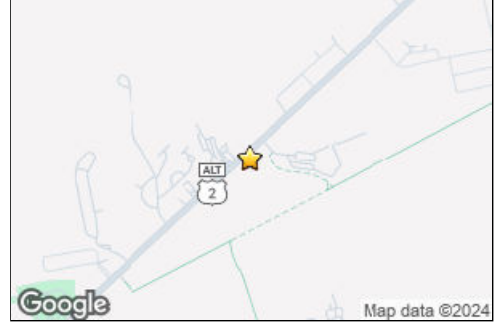
List Price: \$499,900
 Original List Price: \$499,900

Directions: In Old Town, to Stillwater Avenue #594 before shopping plaza.



**594 Stillwater Avenue
 Old Town, ME 04468-2131**

**List Price: \$499,900
 MLS#: 1608625**



General Information

Year Built +/-: 1978 Lot Size Acres +/-: 0.63 Sqft Fin Total +/-: 2,500
 Sub-Type: General Commercial

Land Information

Leased Land: No Waterfront: No Zoning: C-3 Highway Commer
 Surveyed: Unknown Bank Owned REO: No
 Lot Size Acres +/-: 0.63

Interior Information

Leases: No Year Built +/-: 1978
 Office SqFt +/-: 2,500
 Total SqFt: 2,500

Property Features

Utilities: Utilities On: Yes	Basement: Slab	Heat System: Baseboard; Hot Water
Parking: 21+ Spaces; On Site	Construction: Masonry; Other	Heat Fuel: Oil
Location: Near Shopping	Foundation Materials: Poured Concrete; Slab	Water: Public
Electric: Circuit Breakers	Exterior: Brick	Sewer: Public Sewer
Gas: No Gas	Roof: Pitched; Shingle	

Tax/Deed Information

Book/Page: 12733/150-152 Full Tax Amt/Yr: \$6,243/ 2023 Map/Block/Lot: 019/071
 Deed/Conveyance Type Offered: Quit Claim w/Covenant Tax ID: OLDN-000019-000000-000071
 Deed Restrictions: Yes

Remarks

Remarks: Commercial Building located on Stillwater Avenue in Old Town, ME. This 50X50 office building has a greeting area, open office space and separate offices located in a very visible area with High Traffic Count. On Site parking for convenience of your customers and employees. Located in an area where there is a thriving university, near the local shopping plaza and minutes away from I-95. Come take a look at the possibilities this commercial building has to offer with its multiple uses.

Showing Instructions: Mechanical Lockbox; Notice Required; ShowingTime; Sign on Property

Internal Remarks/Contingency: All buyers must show proof of funds or be approved for a commercial loan to their respective buyers agents. Seller will require a deed restriction that the property cannot be used for retail sale of petroleum or propane products. All buyers are encouraged to check with the local code enforcement officer for building/property uses. This property is zoned for C-3 Highway Commercial. Please allow for five business days for seller to respond regarding any written offer.

Showing Remarks: All buyers must show proof of funds or be approved for a commercial loan to their respective buyers agents.

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell	List Date: 10/31/2024	Expiration Date: 04/30/2025		
Days On Market: 0	Withdrawal Date:	Pending Date:		
		Terminated Date:		
LA: Adrian Nadeau (011645)	Primary 207-947-3363	Cell 207-723-1441	Fax	E-mail andyj@eradawson.com
LO: ERA Dawson-Bradford Co. (1122)	207-947-6788		207-941-9866	
CLA: Bruce Bragdon (011639)	207-947-3363	207-447-0701		bruce@eradawson.com
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Prepared by ERA Dawson-Bradford Co. on Monday, November 04, 2024 3:00 PM.

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