



**\$374,900**

## **1 OLIVER HILL ROAD, GARLAND, ME, 04939**

<https://agent207.com>

Discover a unique opportunity to own a piece of Maine history: the Garland Country Store. This thriving convenience store, gas station, and post office is the heart of its community, offering a relaxed lifestyle away from the "rat race" for aspiring entrepreneurs. It's where locals connect and visitors experience "the way life should be." This [...]

- 0 baths
- General Commercial
- Commercial Sale
- Pending



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## Basics

**Category:** Commercial Sale **Type:** General Commercial

**Status:** Pending

**Bathrooms:** 0 baths

**Lot size:** 0.87 sq ft

**Lot Size Acres:** 0.87 acres

**Zoning:** Rural

**Business Type:** Commercial, Grocery, Retail, Restaurant, Other, Gas Station, Convenience Store

**County:** Penobscot

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## Building Details

**Building Area Total:** 2630 sq ft

**Construction Materials:** Wood Siding, Vinyl Siding, Aluminum Siding, Wood Frame

**Sewer:** Private Sewer

**Heating:** Heat Pump

**Building Features:** Loading Docks 1 - 4

**Roof:** Metal, Pitched, Shingle

**Foundation Details:** Pillar/Post/Pier, Concrete Perimeter

**Basement:** Crawl Space, Full, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

**Flooring:** Laminate

**Parking Features:** 21+ Spaces, On Site, Off Street

**WaterSource:** Private

**Lot Features:** Rural

**Cooling:** Heat Pump

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## Fees & Taxes

**Gross Income:** \$1,514,468

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## Courtesy of



**List Office Name:** Keller Williams Realty

