



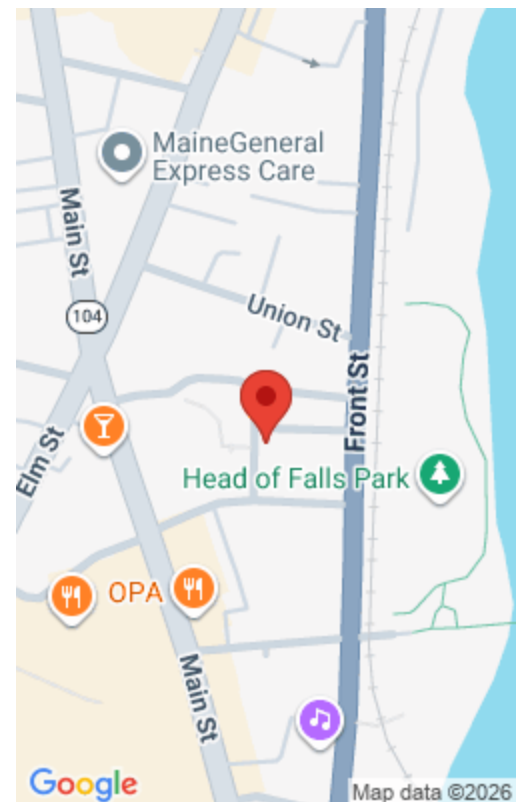
**\$229,000**

## **10 LEIGHTON STREET, WATERVILLE, ME, 04901**

<https://agent207.com>

Discover the perfect blend of investment potential and owner-occupied living in this well-maintained 2-unit building just steps from downtown and only 0.2 miles from Head of Falls Park and the scenic RiverWalk. The first-floor unit is fully renovated and move-in ready, offering 2 bedrooms, fresh updates, and immediate occupancy for a new owner or tenant. [...]

- 2 baths
- Multi-Family
- Pending



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## Basics

**Category:** Multi-Family

**Bathrooms:** 2 baths

**Year built:** 1905

**Lot Size Acres:** 0.08 acres

**County:** Kennebec

**Status:** Pending

**Lot size:** 0.08 sq ft

**Bathrooms Full:** 2

**Zoning:** CA

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## Building Details

**Building Area Total:** 1620 sq ft

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

**Sewer:** Public Sewer

**Roof:** Pitched, Shingle

**Basement:** Brick/Mortar, Bulkhead, Full, Interior, Unfinished

**Number Of Units Total:** 2

**Architectural Style:** New Englander

**Heating:** Direct Vent Heater

**Foundation Details:** Block, Brick/Mortar

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## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** 1 - 4 Spaces, Paved, Carport

**Lot Features:** Open, Corner Lot, Level, Intown, Near Shopping

**Cooling:** None

**Flooring:** Wood

**WaterSource:** Public

**Patio And Porch Features:** Porch

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## Fees & Taxes

**Gross Income:** \$28,200



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## Miscellaneous

**Road Surface Type:** Paved

**Attribution Contact:** 207-784-3800

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## Courtesy of

**List Office Name:** Fontaine Family-The Real Estate Leader

