



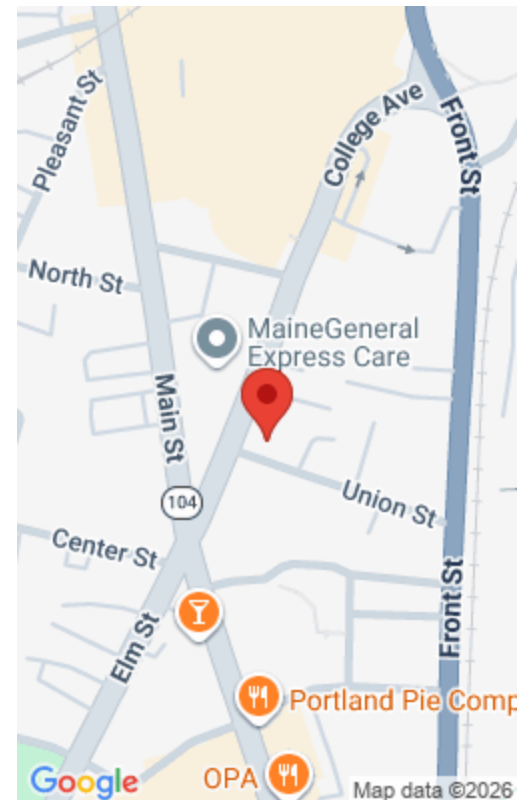
**\$229,900**

## **11 COLLEGE AVENUE, WATERVILLE, ME, 04901**

<https://agent207.com>

This profitable 3-unit income property is in an excellent location at the edge of downtown Waterville! Easy walking distance to shops, entertainment, pubs, fine dining restaurants, and a quality hotel.

- 3 baths
- Multi-Family
- Active Under Contract



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## Basics

**Category:** Multi-Family

**Bathrooms:** 3 baths

**Year built:** 1870

**Lot Size Acres:** 0.13 acres

**County:** Kennebec

**Status:** Active Under Contract

**Lot size:** 0.13 sq ft

**Bathrooms Full:** 3

**Zoning:** CA

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## Building Details

**Building Area Total:** 3414 sq ft

**Construction Materials:** Asbestos, Wood Frame

**Sewer:** Public Sewer

**Roof:** Metal, Pitched

**Basement:** Brick/Mortar, Full, Interior, Unfinished, Walk-Out Access

**Number Of Units Total:** 3

**Architectural Style:** Greek Revival

**Heating:** Zoned, Hot Water, Baseboard

**Foundation Details:** Concrete Perimeter, Brick/Mortar

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## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** 1 - 4 Spaces, Paved, On Site, On Street

**Lot Features:** Corner Lot, Sidewalks, Intown, Near Shopping

**Cooling:** None

**Flooring:** Wood, Vinyl, Laminate, Carpet

**WaterSource:** Public

**Patio And Porch Features:** Porch

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## Fees & Taxes

**Gross Income:** \$37,056



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## Miscellaneous

**Road Surface Type:** Paved

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## Courtesy of

**List Office Name:** Adams Realty

