



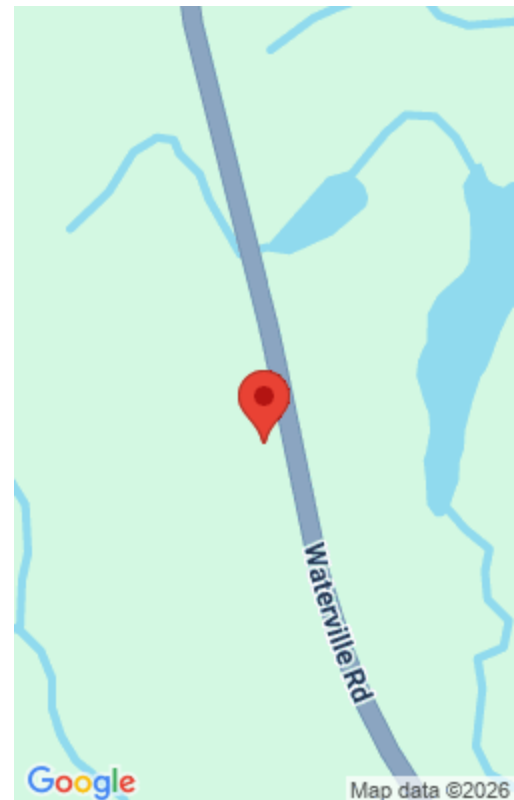
**\$550,000**

## **1145 WATERVILLE ROAD, SKOWHEGAN, ME, 04976**

<https://agent207.com>

Looking for a turnkey investment with strong cash flow and future upside? Welcome to 1145 Waterville Road in Skowhegan—a unique opportunity featuring one single-family home and three single-wide mobile homes all situated on a 2.5-acre lot. This property is already producing over \$43,000 annually in net income, making it an excellent option for both seasoned [...]

- 0 baths
- General Commercial
- Commercial Sale
- Pending



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## Basics

**Category:** Commercial Sale

**Status:** Pending

**Lot size:** 2.5 sq ft

**Zoning:** Mixed

**County:** Somerset

**Type:** General Commercial

**Bathrooms:** 0 baths

**Lot Size Acres:** 2.5 acres

**Business Type:** Commercial

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## Building Details

**Building Area Total:** 3400 sq ft

**Construction Materials:** Vinyl Siding, Other Exterior, Aluminum Siding

**Sewer:** Septic Tank, Private Sewer

**Heating:** Forced Air

**Roof:** Shingle

**Foundation Details:** Gravel/Pad, Concrete Perimeter, Slab

**Basement:** None, Partial, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

**Flooring:** Laminate, Carpet

**Parking Features:** 11 - 20 Spaces

**WaterSource:** Well

**Lot Features:** Near Shopping, Rural

**Cooling:** None

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## Fees & Taxes

**Gross Income:** \$49,200

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## Miscellaneous



**Attribution Contact:** jlaverdiere@gmail.com

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## **Courtesy of**

**List Office Name:** Keller Williams Realty

