



**\$310,000**

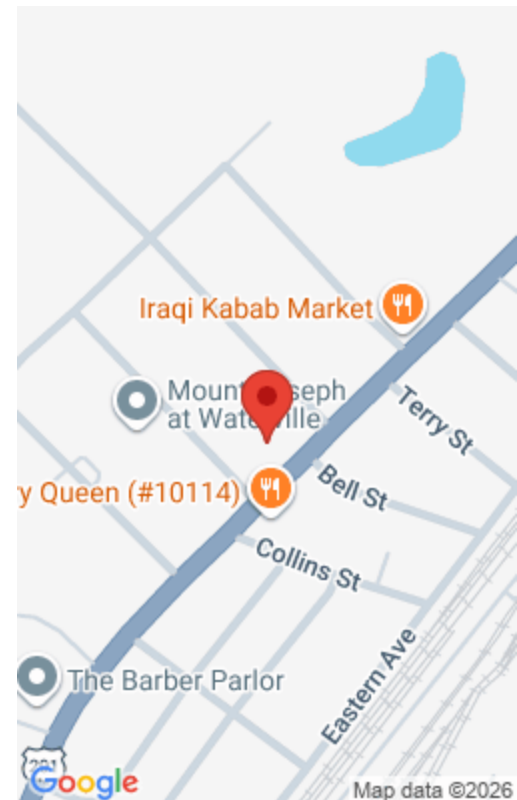
## **162 COLLEGE AVENUE, WATERVILLE, ME, 04901**

<https://agent207.com>

Prime commercial opportunity on one of Waterville's busiest streets! 162 College Avenue offers excellent visibility, easy access, and strong daily traffic counts—ideal for a wide range of business uses. The flexible layout allows for office, retail, medical, or service-oriented space, with plenty of on-site parking for customers and staff. This well-maintained property is located minutes [...]



- 0 baths
- Mixed Use
- Commercial Sale
- Active



---

## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.2 sq ft

**Lot Size Acres:** 0.2 acres

**Business Type:** Commercial

**Type:** Mixed Use

**Bathrooms:** 0 baths

**Year built:** 1920

**Zoning:** CC

**County:** Kennebec

---

## Building Details

**Building Area Total:** 2026 sq ft

**Sewer:** Public Sewer

**Roof:** Pitched, Shingle

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

**Heating:** Heat Pump, Baseboard

**Basement:** Full, Unfinished

---

## Amenities & Features

**Electric:** Generator Hookup, Circuit Breakers

**Parking Features:** 5 - 10 Spaces

**Lot Features:** Business District

**Flooring:** Wood, Laminate

**WaterSource:** Public

**Cooling:** Heat Pump

---

## Miscellaneous

**Attribution Contact:** 207-282-5988

---

## Courtesy of

**List Office Name:** Coldwell Banker Realty

