



**\$95,000**

## **17 WATER STREET, MECHANIC FALLS, ME, 04256**

<https://agent207.com>

Opportunity awaits with this 1971 single-wide mobile home featuring a one-car garage and frontage along the scenic Androscoggin River. Ideally located a close distance to local restaurants and pubs, and just 15 minutes from I-95 Exit 75, this property offers both convenience and potential. The home does need some TLC but could make an excellent [...]



- 2 beds
- 1 bath
- Mobile Home
- Residential
- Pending



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 1 bath

**Year built:** 1971

**Lot Size Acres:** 0.49 acres

**Zoning:** 6

**Type:** Mobile Home

**Bedrooms:** 2 beds

**Lot size:** 0.49 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 4

**County:** Androscoggin

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## Building Details

**Building Area Total:** 780 sq ft    **Construction Materials:** Vinyl Siding, Mobile

**Architectural Style:** Other    **Sewer:** Public Sewer

**Heating:** Forced Air    **Roof:** Metal

**Basement:** None, Not Applicable

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## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** 1 - 4 Spaces, Gravel, Detached

**WaterSource:** Public

**Lot Features:** Rolling/Sloping, Near Shopping, Near Turnpike/Interstate

**Cooling:** None

**Flooring:** Carpet

**Garage Spaces:** 1

**Appliances:** Refrigerator, Electric Range

**Patio And Porch Features:** Porch

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## Miscellaneous

**Road Surface Type:** Paved



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# Courtesy of

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

