

\$300,000

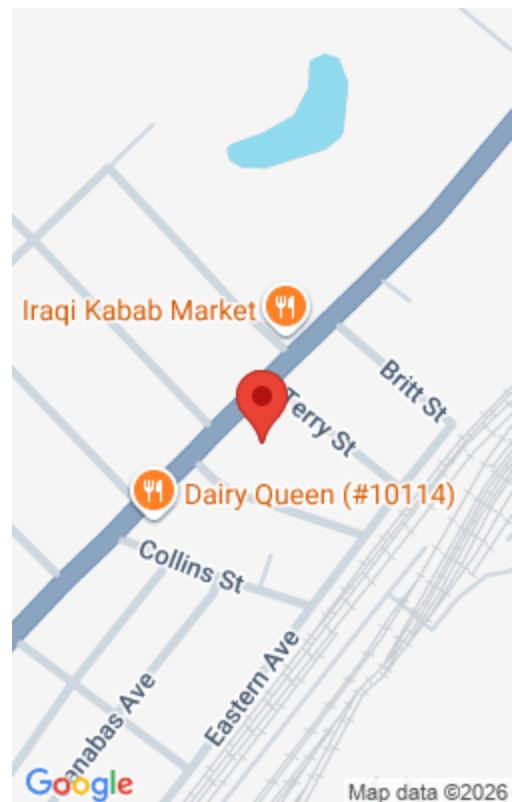
171 COLLEGE AVENUE, WATERVILLE, ME, 04901

<https://agent207.com>

Prime commercial opportunity on College Avenue in Waterville. This versatile property offers nearly an acre of land (.95 acres) with a spacious building that includes a large open showroom, private office, oversized garage bay, and full basement. The layout offers flexibility for a wide range of uses. Excellent visibility, high daily traffic count, and easy [...]



- 0 baths
- General Commercial
- Commercial Sale
- Pending



Map data ©2026



Basics

Category: Commercial Sale

Status: Pending

Lot size: 0.95 sq ft

Lot Size Acres: 0.95 acres

Business Type: Commercial, Freestanding Building, Retail, Manufacturing, Gas Station, Auto Service

Type: General Commercial

Bathrooms: 0 baths

Year built: 1930

Zoning: CC

County: Kennebec

Building Details

Building Area Total: 4800 sq ft

Construction Materials: Metal Clad, Masonry

Sewer: Public Sewer

Heating: Hot Water, Blowers, Baseboard

Building Features: Loading Docks 1 - 4

Roof: Metal

Foundation Details: Concrete Perimeter

Basement: Daylight, Full

Amenities & Features

Electric: Three Phase, Circuit Breakers

Flooring: Vinyl, Concrete

Parking Features: 21+ Spaces, On Site, Paved

WaterSource: Public

Lot Features: Near Turnpike/Interstate, Business District, Near Shopping

Courtesy of

List Office Name: Portside Real Estate Group

