



**\$395,000**

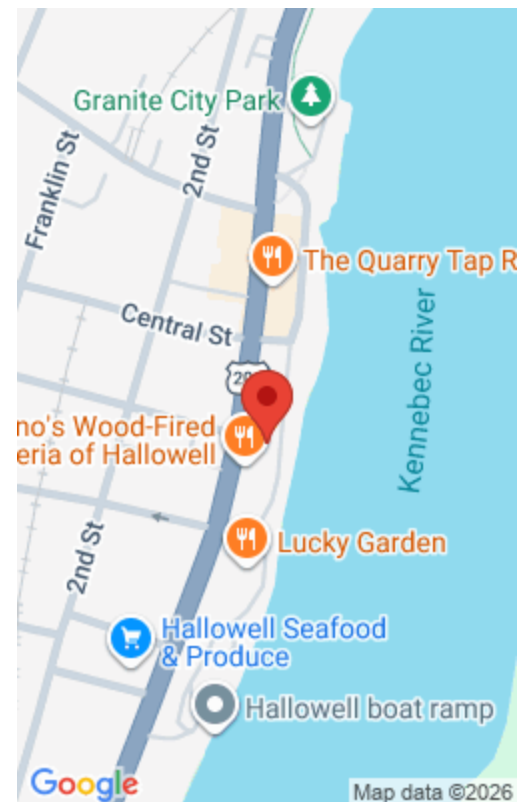
## **176 WATER STREET, HALLOWELL, ME, 04347**

<https://agent207.com>

A wonderful opportunity to purchase "The Local Scoop" Ice Cream Stand downtown Hallowell. This very highly visible property has a large wraparound deck, 40' of prime Kennebec River Frontage and much much more. This business is thriving during the summer months with room for expansion by adding other things like Kayak and Bike Rentals. This [...]



- 0 baths
- General Commercial
- Commercial Sale
- Active





# Basics

**Category:** Commercial Sale    **Type:** General Commercial  
**Status:** Active    **Bathrooms:** 0 baths  
**Lot size:** 0.11 sq ft    **Lot Size Acres:** 0.11 acres  
**Zoning:** commercial    **Business Type:** Commercial, Freestanding Building, Retail  
**County:** Kennebec



# Building Details

**Building Area Total:** 196 sq ft    **Construction Materials:** Wood Siding, Clapboard, Steel Frame, Wood Frame  
**Sewer:** Public Sewer    **Heating:** Space Heater  
**Stories:** 1    **Roof:** Shingle  
**Foundation Details:** Pillar/Post/Pier    **Basement:** None



# Amenities & Features

**Electric:** Circuit Breakers    **Flooring:** Tile  
**Parking Features:** On Site    **WaterSource:** Public  
**Lot Features:** Waterfront, Downtown, Historic District, Near Shopping    **Cooling:** Wall Unit(s)



# Fees & Taxes

**Association Fee Frequency:** Annually



# Courtesy of

**List Office Name:** LAER

