



**\$399,900**

## **218 WATER STREET, GARDINER, ME, 04345**

<https://agent207.com>

In the heart of downtown Gardiner, this mixed use building offers historic charm with income potential. Located on the corner of Water Street and Church Street, this building offers bold visibility. Currently home to 2 local businesses and one residential apartment. The local culture and atmosphere is inspiring with vibrant redevelopment fostering small businesses with [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Pending



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## Basics

**Category:** Commercial Sale

**Status:** Pending

**Lot size:** 0.06 sq ft

**Lot Size Acres:** 0.06 acres

**Business Type:** Bar/Tavern/Lounge, Commercial, Freestanding Building, Hotel/Motel, Medical, Office Building, Retail, Flex

**Type:** Mixed Use

**Bathrooms:** 0 baths

**Year built:** 1870

**Zoning:** TD

**County:** Kennebec

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## Building Details

**Building Area Total:** 11340 sq ft

**Sewer:** Public Sewer

**Roof:** Metal

**Levels:** Multi-Level

**Construction Materials:** Brick, Masonry

**Heating:** Hot Water, Forced Air, Baseboard

**Foundation Details:** Brick/Mortar

**Basement:** Full, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** On Street

**Lot Features:** Downtown, Business District, Near Shopping

**Flooring:** Laminate, Carpet

**WaterSource:** Public

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## Fees & Taxes

**Gross Income:** \$40,800

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## Courtesy of

**List Office Name:** Everett Realty Group

