



**\$299,000**

## **225 MAIN STREET, WATERVILLE, ME, 04901**

<https://agent207.com>

Located on Main Street in the center of downtown Waterville, 225 Main Street offers a versatile investment opportunity with both commercial and residential income potential. The street-level commercial space benefits from strong visibility, steady foot traffic, and an established in-town presence. Above, you'll find a vacant residential unit ready for occupancy or lease — providing [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Pending



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## Basics

**Category:** Commercial Sale

**Status:** Pending

**Lot size:** 0.23 sq ft

**Lot Size Acres:** 0.23 acres

**Business Type:** Commercial, Other

**Type:** Mixed Use

**Bathrooms:** 0 baths

**Year built:** 1890

**Zoning:** CA

**County:** Kennebec

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## Building Details

**Building Area Total:** 3398 sq ft

**Sewer:** Public Sewer

**Stories:** 2

**Foundation Details:** Brick/Mortar

**Construction Materials:** Composition, Wood Frame

**Heating:** Hot Water, Heat Pump, Baseboard

**Roof:** Shingle

**Basement:** Full, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** On Site, Paved

**Lot Features:** Near Shopping

**Flooring:** Tile, Laminate, Carpet

**WaterSource:** Public

**Cooling:** None, Heat Pump

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## Courtesy of

**List Office Name:** NextHome Experience

