



**\$298,000**

## **25 WASHINGTON STREET, AUGUSTA, ME, 04330**

<https://agent207.com>

A great in-town opportunity for the savvy investor: two 2-bedroom units, first and second floor, each with a generous porch, laundry hook-up, fridge and range. Double-car garage offers a large space for storage or vehicles. On a desirable corner lot, walking distance to downtown Augusta. 24-hr notice to show.

- 2 baths
- Multi-Family
- Active



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## Basics

**Category:** Multi-Family

**Bathrooms:** 2 baths

**Year built:** 1901

**Lot Size Acres:** 0.11 acres

**County:** Kennebec

**Status:** Active

**Lot size:** 0.11 sq ft

**Bathrooms Full:** 2

**Zoning:** residential

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## Building Details

**Building Area Total:** 1992 sq ft

**Construction Materials:** Asbestos, Wood Frame

**Sewer:** Public Sewer

**StoriesTotal:** 2

**Roof:** Metal

**Levels:** Multi-Level

**Number Of Units Total:** 2

**Architectural Style:** Greek Revival

**Heating:** Hot Water, Baseboard

**Stories:** 2

**Foundation Details:** Stone, Concrete Perimeter

**Basement:** Doghouse, Full, Interior

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## Amenities & Features

**Laundry Features:** Washer Hookup

**Flooring:** Carpet

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

**WaterSource:** Public

**Lot Features:** Corner Lot, Level, Sidewalks, Intown, Near Shopping, Neighborhood

**Cooling:** None

**Electric:** Circuit Breakers

**Utilities:** Utilities On

**Garage Spaces:** 2

**Interior Features:** 1st Floor Bedroom, Attic, Bathtub, Shower, Storage

**Patio And Porch Features:** Glass Enclosed, Porch

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## Fees & Taxes



**Gross Income:** \$30,000

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## **School Information**

**High School District:** RSU 11/MSAD 11

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## **Miscellaneous**

**Road Surface Type:** Paved

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## **Courtesy of**

**List Office Name:** Webber Real Estate

