



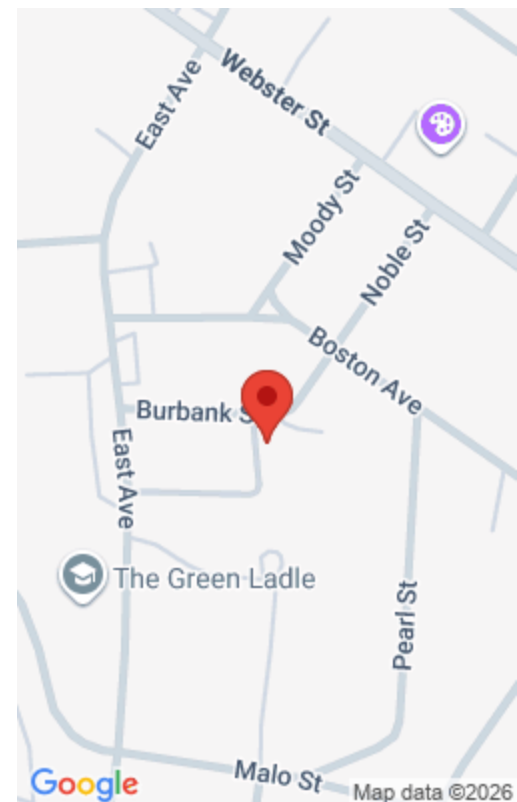
**\$499,000**

- 2 baths
- Multi-Family
- Active Under Contract

## **31 BURBANK STREET, LEWISTON, ME, 04240**

<https://agent207.com>

One of the most beautiful two-unit properties in the City of Lewiston, this exceptional multi-family presents a rare and highly desirable owner-occupant opportunity. The primary unit will be delivered vacant at closing, allowing for immediate occupancy, while the second unit is currently rented—providing instant income from day one. Both units have undergone extensive interior renovations, [...]



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# Basics

**Category:** Multi-Family  
**Bathrooms:** 2 baths  
**Year built:** 1924  
**Lot Size Acres:** 0.13 acres  
**County:** Androscoggin

**Status:** Active Under Contract  
**Lot size:** 0.13 sq ft  
**Bathrooms Full:** 2  
**Zoning:** NCA

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# Building Details

**Building Area Total:** 2718 sq ft  
**Construction Materials:** Wood Siding, Wood Frame  
**Sewer:** Public Sewer  
**Roof:** Shingle  
**Levels:** Multi-Level

**Number Of Units Total:** 2  
**Architectural Style:** Other  
**Heating:** Heat Pump  
**Foundation Details:** Concrete Perimeter  
**Basement:** Full, Interior

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# Amenities & Features

|   |  |
|---|--|
| <b>Electric:</b> Circuit Breakers         | <b>Flooring:</b> Wood, Vinyl, Carpet                           |
| <b>Utilities:</b> Utilities On            | <b>Parking Features:</b> 1 - 4 Spaces, Gravel, Paved, Detached |
| <b>Garage Spaces:</b> 2                   | <b>WaterSource:</b> Public                                     |
| <b>Interior Features:</b> Walk-in Closets | <b>Lot Features:</b> Level, Neighborhood                       |
| <b>Cooling:</b> Heat Pump                 |  |

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# Fees & Taxes

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



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## School Information

**High School District:** Lewiston Public Schools

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## Miscellaneous

**Attribution Contact:** 207-729-7297

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## Courtesy of

**List Office Name:** Tim Dunham Realty

