



**\$975,000**

## 31 MAIN AVENUE, GARDINER, ME, 04345

<https://agent207.com>

Welcome to 31 Main Avenue in Gardiner, a true architectural landmark originally built in 1911 by the Maine Central Railroad. This Romanesque stone station has stood for more than a century, anchoring downtown with presence, permanence, and unmistakable character. Constructed with stone masonry and a full granite basement, the level of craftsmanship throughout the building [...]

- 0 baths
- General Commercial
- Commercial Sale
- Active



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 1.02 sq ft

**Lot Size Acres:** 1.02 acres

**Business Type:** Bar/Tavern/Lounge, Commercial, Freestanding Building, Office Building, Retail, Special Purpose, Restaurant, Net Leased, Flex, Child Care

**Type:** General Commercial

**Bathrooms:** 0 baths

**Year built:** 1911

**Zoning:** Intown Commercial IT

**County:** Kennebec

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## Building Details

**Building Area Total:** 3439 sq ft

**Sewer:** Public Sewer

**Stories:** 2

**Roof:** Shingle

**Basement:** Full, Unfinished, Walk-Out Access

**Construction Materials:** Stone, Other Exterior

**Heating:** Radiator

**Building Features:** Sprinkler - Wet

**Foundation Details:** Stone, Granite

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## Amenities & Features

**Electric:** Circuit Breakers

**Flooring:** Wood

**Parking Features:** 21+ Spaces, On Site

**WaterSource:** Public

**Interior Features:** Storage

**Lot Features:** Waterfront, Downtown, Near Shopping

**Cooling:** None

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## Fees & Taxes

**Gross Income:** \$62,400



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## Miscellaneous

**Listing Terms:** Owner May Carry

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## Courtesy of

**List Office Name:** Summit Real Estate

