



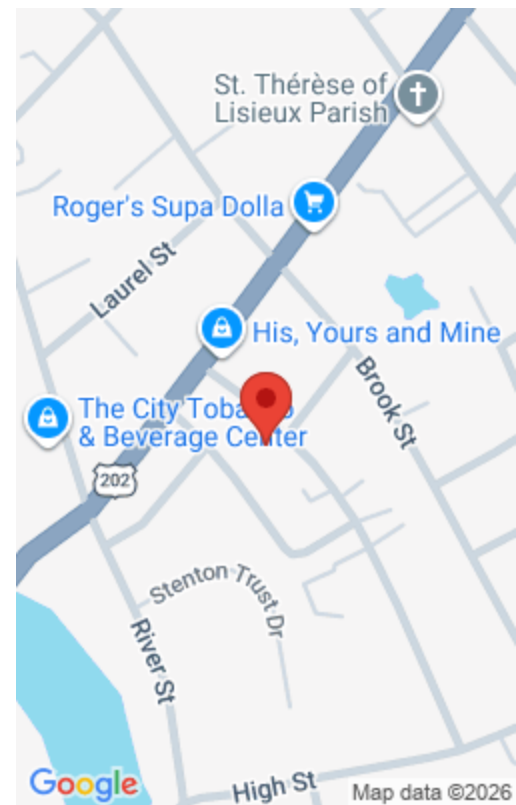
\$749,000

42 SPRUCE STREET, SANFORD, ME, 04073

<https://agent207.com>

Exceptional investment opportunity in the heart of Sanford! This well-maintained and recently updated six-unit features a desirable unit mix and extensive recent improvements, making it a low-maintenance addition to any portfolio. Property includes four (4) 2BR/1BA apartments, one (1) 1BR/1BA, and one (1) studio—ideal for strong, diversified rental demand. Major exterior upgrades: new roof, vinyl [...]

- 6 baths
- Multi-Family
- Active



Basics

Category: Multi-Family

Bathrooms: 6 baths

Year built: 1900

Lot Size Acres: 0.09 acres

County: York

Status: Active

Lot size: 0.09 sq ft

Bathrooms Full: 6

Zoning: u

Building Details

Building Area Total: 3514 sq ft

Construction Materials: Vinyl Siding, Wood Frame

Sewer: Public Sewer

StoriesTotal: 2

Roof: Shingle

Levels: Multi-Level

Number Of Units Total: 6

Architectural Style: Colonial

Heating: Hot Water, Baseboard

Stories: 2

Foundation Details: Block, Concrete Perimeter

Basement: Full, Interior

Amenities & Features

Electric: Circuit Breakers

Parking Features: 1 - 4 Spaces, Paved

Lot Features: Sidewalks, Intown, Near Turnpike/Interstate

Cooling: None

Flooring: Wood, Vinyl, Brick

WaterSource: Public

Patio And Porch Features: Deck

Fees & Taxes

Gross Income: \$102,000



Miscellaneous

Pets Allowed: Breed Restrictions, Yes, Size Limit

Courtesy of

List Office Name: Tidal Realty Group

