



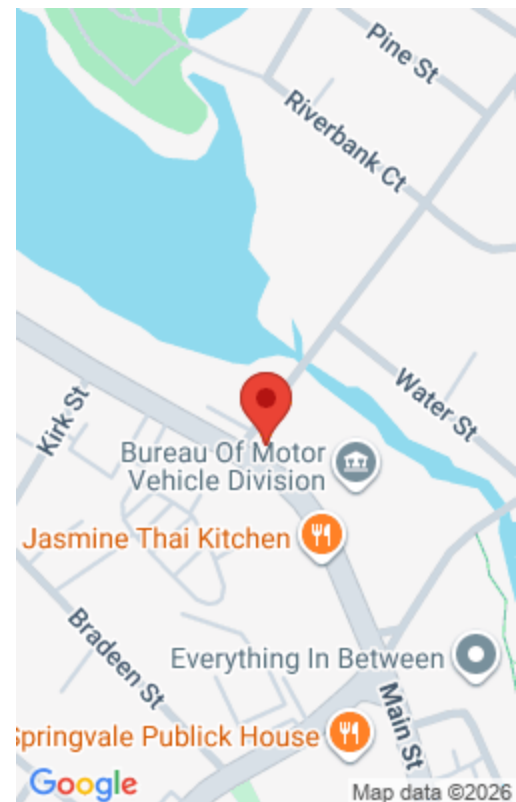
**\$499,900**

## **446 MAIN STREET, SANFORD, ME, 04083**

<https://agent207.com>

Prime mixed-use investment opportunity in the heart of downtown Springvale, ME! This well-maintained building features a fully leased first-floor commercial space currently occupied by a successful restaurant, offering strong and steady income. The second floor includes two spacious, fully rented 3-bedroom apartments, providing additional reliable revenue. With its quality construction, high-visibility location, and stable tenant [...]

- 4 baths
- Multi-Family
- Active



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## Basics

**Category:** Multi-Family

**Bathrooms:** 4 baths

**Year built:** 1940

**Lot Size Acres:** 0.08 acres

**County:** York

**Status:** Active

**Lot size:** 0.08 sq ft

**Bathrooms Full:** 2

**Zoning:** Urban

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## Building Details

**Building Area Total:** 4048 sq ft

**Construction Materials:** Vinyl Siding, Block, Masonry

**Sewer:** Public Sewer

**StoriesTotal:** 2

**Roof:** Membrane

**Levels:** Multi-Level

**Number Of Units Total:** 3

**Architectural Style:** Colonial

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

**Stories:** 2

**Foundation Details:** Block, Concrete Perimeter

**Basement:** Doghouse, Full, Interior, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers **Flooring:** Wood, Vinyl

**Utilities:** Utilities On

**Parking Features:** 1 - 4 Spaces, Gravel, Common, Off Site, On Street

**WaterSource:** Public

**Lot Features:** Open, Corner Lot, Sidewalks, Intown

**Cooling:** Heat Pump

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## Fees & Taxes

**Gross Income:** \$60,000



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## School Information

**High School District:** Sanford Public Schools

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## Miscellaneous

**Road Surface Type:** Paved

**Attribution Contact:** 207-651-7188

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## Courtesy of

**List Office Name:** Century 21 North East

