



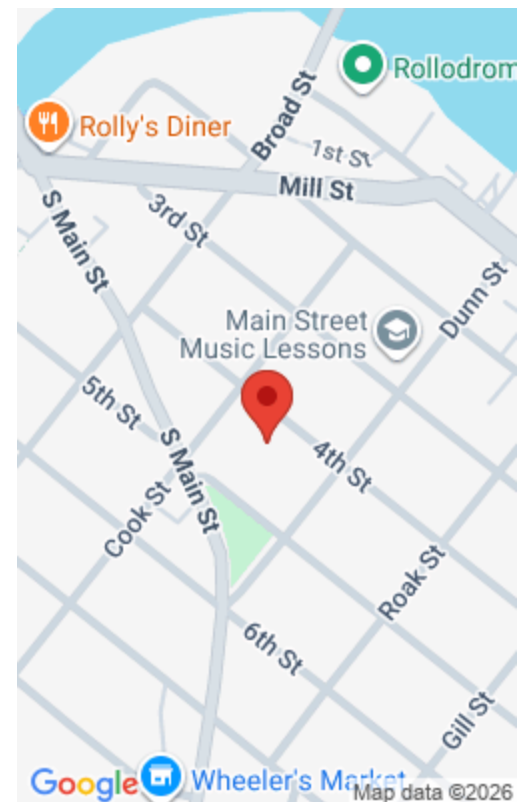
**\$325,000**

## **45 FOURTH STREET, AUBURN, ME, 04210**

<https://agent207.com>

Just Listed! Owner-occupiers or investors take notice! This solid 2 unit is tucked away on a quiet street in the desirable New Auburn neighborhood with easy walkable access to local parks, the gym, restaurants, and stores, making this an ideal location. Many key updates have been done already- including a high end 2018 Pensotti boiler. [...]

- 2 baths
- Multi-Family
- Active Under Contract



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## Basics

<b>Category:</b> Multi-Family	<b>Status:</b> Active Under Contract
<b>Bathrooms:</b> 2 baths	<b>Lot size:</b> 0.11 sq ft
<b>Year built:</b> 1920	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.11 acres	<b>Zoning:</b> Downtown
<b>County:</b> Androscoggin	

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## Building Details

<b>Building Area Total:</b> 1921 sq ft	<b>Number Of Units Total:</b> 2
<b>Construction Materials:</b> Brick, Aluminum Siding, Wood Frame	<b>Architectural Style:</b> New Englander
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Zoned, Hot Water, Forced Air, Baseboard
<b>Roof:</b> Shingle	<b>Levels:</b> Multi-Level
<b>Basement:</b> Dirt Floor, Doghouse, Exterior Only, Unfinished	

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## Amenities & Features

<b>Laundry Features:</b> Washer Hookup	<b>Electric:</b> Circuit Breakers
<b>Flooring:</b> Wood, Vinyl, Tile	<b>Utilities:</b> Utilities On
<b>Parking Features:</b> 1 - 4 Spaces, Paved, Off Street	<b>WaterSource:</b> Public
<b>Interior Features:</b> 1st Floor Bedroom, Attic, Bathtub	<b>Lot Features:</b> Level, Sidewalks, Intown, Near Shopping, Neighborhood
<b>Patio And Porch Features:</b> Deck, Screened	<b>Cooling:</b> None

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## Fees & Taxes

<b>Gross Income:</b> \$35,580
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# Miscellaneous

**Road Surface Type:** Paved



# Courtesy of

**List Office Name:** Portside Real Estate Group

