



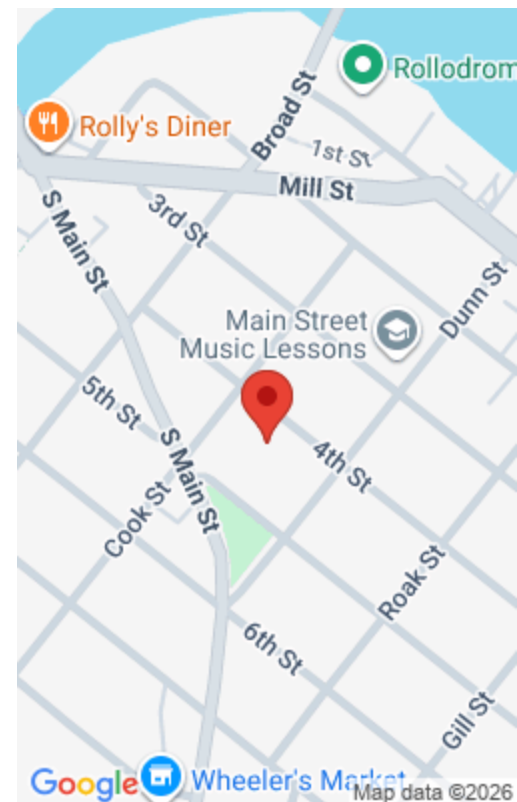
**\$325,000**

## **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



---

## Basics

**Category:** Multi-Family

**Bathrooms:** 2 baths

**Year built:** 1920

**Lot Size Acres:** 0.11 acres

**County:** Androscoggin

**Status:** Active Under Contract

**Lot size:** 0.11 sq ft

**Bathrooms Full:** 2

**Zoning:** Downtown

---

## Building Details

**Building Area Total:** 1921 sq ft

**Construction Materials:** Brick, Aluminum Siding, Wood Frame

**Sewer:** Public Sewer

**Roof:** Shingle

**Basement:** Dirt Floor, Doghouse, Exterior Only, Unfinished

**Number Of Units Total:** 2

**Architectural Style:** New Englander

**Heating:** Zoned, Hot Water, Forced Air, Baseboard

**Levels:** Multi-Level

---

## Amenities & Features

**Laundry Features:** Washer Hookup

**Flooring:** Wood, Vinyl, Tile

**Parking Features:** 1 - 4 Spaces, Paved, Off Street

**Interior Features:** 1st Floor Bedroom, Attic, Bathtub

**Patio And Porch Features:** Deck, Screened

**Electric:** Circuit Breakers

**Utilities:** Utilities On

**WaterSource:** Public

**Lot Features:** Level, Sidewalks, Intown, Near Shopping, Neighborhood

**Cooling:** None

---

## Fees & Taxes

**Gross Income:** \$35,580



---

## Miscellaneous

**Road Surface Type:** Paved

---

## Courtesy of

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

