



**\$238,000**

## **45 SILVER STREET, WATERVILLE, ME, 04901**

<https://agent207.com>

Prime, well situated commercial property just steps from downtown Waterville. Enjoy excellent visibility, ample off street parking, and fully leased with a strong rental history that delivers reliable cash flow. Reliable systems and a hands off exterior make this an ideal low maintenance, easy to manage asset perfect for investors seeking stable returns in a high [...]

- 0 baths
- Office
- Commercial Sale
- Pending



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## Basics

**Category:** Commercial Sale

**Status:** Pending

**Lot size:** 0.34 sq ft

**Lot Size Acres:** 0.34 acres

**Business Type:** Commercial, Office Building

**Type:** Office

**Bathrooms:** 0 baths

**Year built:** 1890

**Zoning:** CA

**County:** Kennebec

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## Building Details

**Building Area Total:** 2463 sq ft

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## Amenities & Features

**Parking Features:** 11 - 20 Spaces

**Lot Features:** Near Turnpike/Interstate, Downtown

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## Fees & Taxes

**Gross Income:** \$33,912

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## Courtesy of

**List Office Name:** New England Realty Group LLC

