



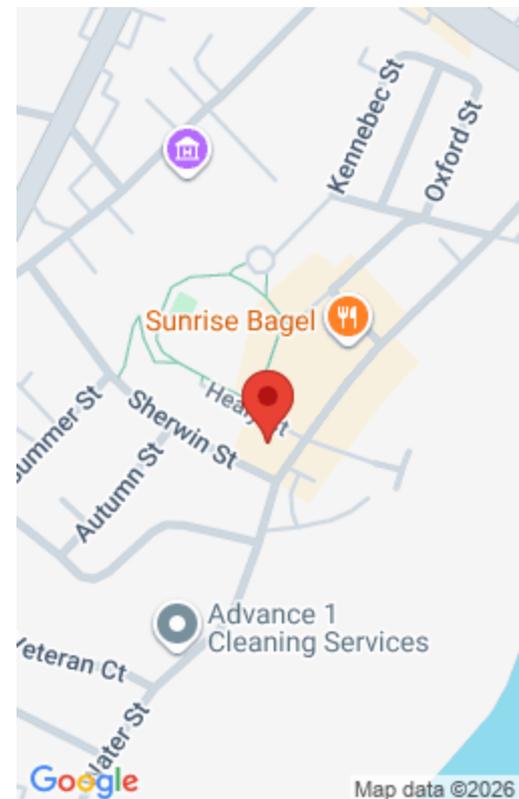
\$175,000

45 WATER STREET, WATERVILLE, ME, 04901

<https://agent207.com>

Positioned in the heart of downtown Waterville, 45 Water Street presents a compelling value-add investment opportunity with multiple income streams and significant upside potential. This 13,793± sq ft mixed-use asset was formerly operated as a bar and entertainment venue and is primed for repositioning or redevelopment. The ground-level commercial space offers a large open layout [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Active



Basics

Category: Commercial Sale

Status: Active

Lot size: 0.24 sq ft

Lot Size Acres: 0.24 acres

Business Type: Bar/Tavern/Lounge, Commercial, Other

Type: Mixed Use

Bathrooms: 0 baths

Year built: 1920

Zoning: CC

County: Kennebec

Building Details

Building Area Total: 13793 sq ft

Construction Materials: Vinyl Siding, Clapboard, Wood Frame

Sewer: Public Sewer

Heating: Hot Water, Baseboard

Stories: 3

Roof: Shingle

Foundation Details: Concrete Perimeter **Levels:** Multi-Level

Basement: Full, Unfinished

Amenities & Features

Electric: Fuses, Circuit Breakers

Flooring: Wood, Carpet

Parking Features: 5 - 10 Spaces, Paved

WaterSource: Public

Interior Features: Storage

Lot Features: Near Turnpike/Interstate, Downtown, Business District

Courtesy of

List Office Name: Two Rivers Realty, LLC

