



**\$299,900**

## 48 CHURCH STREET, CLINTON, ME, 04927

<https://agent207.com>

Well-positioned duplex just outside Clinton offers excellent investment potential or owner-occupied opportunity. Features a spacious 3-bay garage perfect for vehicles and extra storage. Prime location provides easy 15-minute access to both Waterville and Fairfield while maintaining small-town charm. Close proximity to I-95 ensures convenient commuting and travel. Ideal for investors seeking rental income or buyers [...]



- 4 baths
- Multi-Family
- Active



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## Basics

**Category:** Multi-Family

**Bathrooms:** 4 baths

**Year built:** 1900

**Lot Size Acres:** 0.47 acres

**County:** Kennebec

**Status:** Active

**Lot size:** 0.47 sq ft

**Bathrooms Full:** 4

**Zoning:** Residential

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## Building Details

**Building Area Total:** 3600 sq ft

**Construction Materials:** Clapboard, Wood Frame

**Sewer:** Public Sewer

**Roof:** Shingle

**Number Of Units Total:** 2

**Architectural Style:** Garrison

**Heating:** Forced Air

**Basement:** Full, Interior

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## Amenities & Features

**Electric:** Circuit Breakers

**Utilities:** Utilities On

**Garage Spaces:** 3

**Lot Features:** Level, Near Town

**Flooring:** Laminate, Carpet

**Parking Features:** 1 - 4 Spaces, Gravel

**WaterSource:** Public

**Cooling:** None

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## Fees & Taxes

**Gross Income:** \$41,040

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## Courtesy of

**List Office Name:** Keller Williams Realty

