



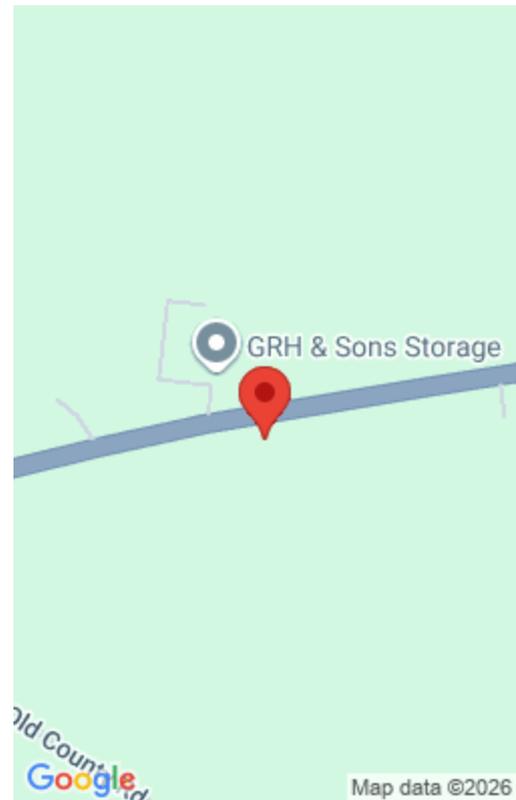
**\$589,000**

## **48 U.S. RTE 1, NOBLEBORO, ME, 04555**

<https://agent207.com>

Unique opportunity to own a versatile income-producing property on Route 1 in Nobleboro. Situated on 5.25 subdividable acres, the property currently features two distinct residences plus additional space for expansion. The main home is a fully restored 1700s Colonial with 2 bedrooms and 1.5 baths, blending period charm—wide plank floors, exposed beams, enclosed porch—with modern [...]

- 4 baths
- Multi-Family
- Active Under Contract



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## Basics

**Category:** Multi-Family

**Bathrooms:** 4 baths

**Year built:** 1788

**Lot Size Acres:** 5.25 acres

**County:** Lincoln

**Status:** Active Under Contract

**Lot size:** 5.25 sq ft

**Bathrooms Full:** 2

**Zoning:** Mixed Use

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## Building Details

**Building Area Total:** 2981 sq ft

**Construction Materials:** Wood Siding, Vinyl Siding, Mobile, Wood Frame

**Sewer:** Private Sewer

**StoriesTotal:** 2

**Roof:** Shingle

**Number Of Units Total:** 2

**Architectural Style:** Colonial, Ranch

**Heating:** Wood Stove, Radiant, Hot Water, Forced Air, Direct Vent Furnace, Baseboard

**Stories:** 2

**Basement:** Dirt Floor, Exterior Only

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## Amenities & Features

**Laundry Features:** Laundry - 1st Floor, Main Level

**Flooring:** Wood, Vinyl, Tile, Carpet

**WaterSource:** Private

**Interior Features:** In-Law Apartment, 1st Floor Bedroom, Bathtub, One-Floor Living

**Fireplaces Total:** 1

**Electric:** Circuit Breakers

**Parking Features:** 11 - 20 Spaces, Gravel

**Appliances:** Tankless Water Heater

**Lot Features:** Rolling/Sloping, Pasture/Field, Near Shopping, Near Turnpike/Interstate

**Cooling:** None

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## Fees & Taxes

**Gross Income:** \$45,600



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## Miscellaneous

**Road Surface Type:** Paved

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## Courtesy of

**List Office Name:** Keller Williams Realty

