



**\$399,000**

**494 WISCASSET ROAD, BOOTHBAY, ME,  
04537**

<https://agent207.com>

- 3 baths
- Multi-Family
- Active

Prime investment opportunity with short term rental potential in Boothbay. This charming property offers real upside for investors or anyone seeking a well located home in Boothbay. The residence features a cozy 2-3 bedroom ranch with 1.5 baths along with a versatile spa/office space with half bath and separate entry. The heated garage , previously used [...]



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## Basics

**Category:** Multi-Family

**Bathrooms:** 3 baths

**Year built:** 1950

**Lot Size Acres:** 0.8 acres

**County:** Lincoln

**Status:** Active

**Lot size:** 0.8 sq ft

**Bathrooms Full:** 1

**Zoning:** Senic Gateway Dist

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## Building Details

**Building Area Total:** 1580 sq ft

**Construction Materials:** Vinyl Siding, Clapboard, Block, Masonry, Wood Frame

**Sewer:** Septic Tank, Private Sewer

**Stories:** 1

**Foundation Details:** Concrete Perimeter, Slab

**Number Of Units Total:** 2

**Architectural Style:** Ranch

**Heating:** Zoned, Hot Water, Direct Vent Heater, Direct Vent Furnace, Baseboard

**Roof:** Shingle

**Basement:** Crawl Space, Exterior Only

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## Amenities & Features

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

**Flooring:** Laminate, Concrete, Carpet

**Parking Features:** Heated, 5 - 10 Spaces, Gravel, Common, On Site

**WaterSource:** Well, Private

**Lot Features:** Well Landscaped, Level, Near Golf Course, Near Public Beach, Near Shopping, Near Town, Neighborhood, Suburban, Near Public Transit

**Patio And Porch Features:** Glass Enclosed, Patio, Screened

**Cooling:** None

**Electric:** Circuit Breakers

**Utilities:** Utilities On

**Garage Spaces:** 1

**Interior Features:** 1st Floor Bedroom, One-Floor Living, Shower, Primary Bedroom w/Bath

**Window Features:** Double Pane Windows

**Fireplaces Total:** 1



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## Fees & Taxes

**Gross Income:** \$36,252

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## Miscellaneous

**Road Surface Type:** Paved

**Pets Allowed:** No Restrictions

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## Courtesy of

**List Office Name:** Better Homes & Gardens Real Estate/The Masiello Group

