



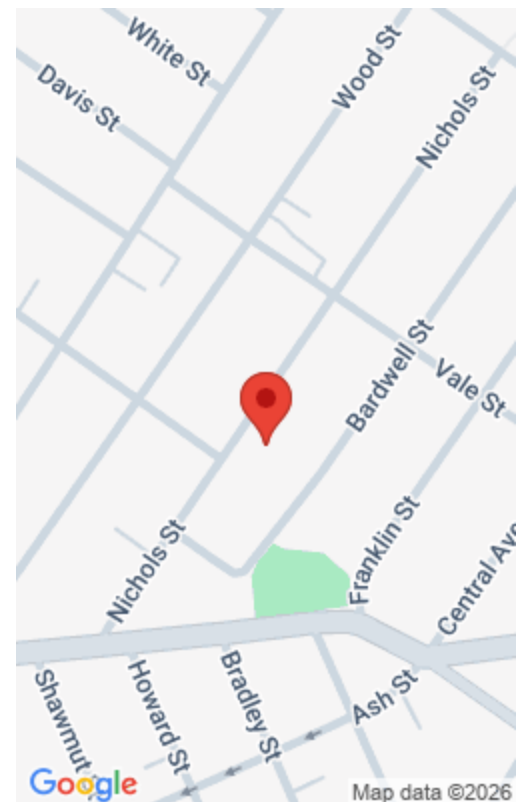
**\$550,000**

## **53 NICHOLS STREET, LEWISTON, ME, 04240**

<https://agent207.com>

Don't miss this fantastic opportunity to own a fully vacant 3-unit property in a prime location just steps from Bates College, CMMC & St-Mary's Hospital. Featuring one spacious 3-bedroom unit and two well-sized 2-bedroom units, this building offers strong rental potential and flexibility for both investors and owner-occupants. The property has been thoughtfully updated inside [...]

- 4 baths
- Multi-Family
- Pending



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## Basics

**Category:** Multi-Family

**Bathrooms:** 4 baths

**Year built:** 1886

**Lot Size Acres:** 0.11 acres

**County:** Androscoggin

**Status:** Pending

**Lot size:** 0.11 sq ft

**Bathrooms Full:** 4

**Zoning:** NCB

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## Building Details

**Building Area Total:** 3220 sq ft

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

**Sewer:** Public Sewer

**StoriesTotal:** 3

**Roof:** Shingle

**Levels:** Multi-Level

**Number Of Units Total:** 3

**Architectural Style:** Other

**Heating:** Hot Water, Direct Vent Heater

**Stories:** 3

**Foundation Details:** Stone, Brick/Mortar

**Basement:** Full, Interior, Unfinished

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## Amenities & Features

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

**Flooring:** Wood, Tile, Laminate

**WaterSource:** Public

**Lot Features:** Rolling/Sloping, Sidewalks, Intown, Near Town, Neighborhood

**Cooling:** None

**Electric:** Circuit Breakers

**Parking Features:** 1 - 4 Spaces, Paved, On Site, Off Street

**Interior Features:** 1st Floor Bedroom, Attic

**Patio And Porch Features:** Deck, Porch

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## Fees & Taxes



**Gross Income:** \$63,000

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## Miscellaneous

**Road Surface Type:** Paved

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## Courtesy of

**List Office Name:** Portside Real Estate Group

