



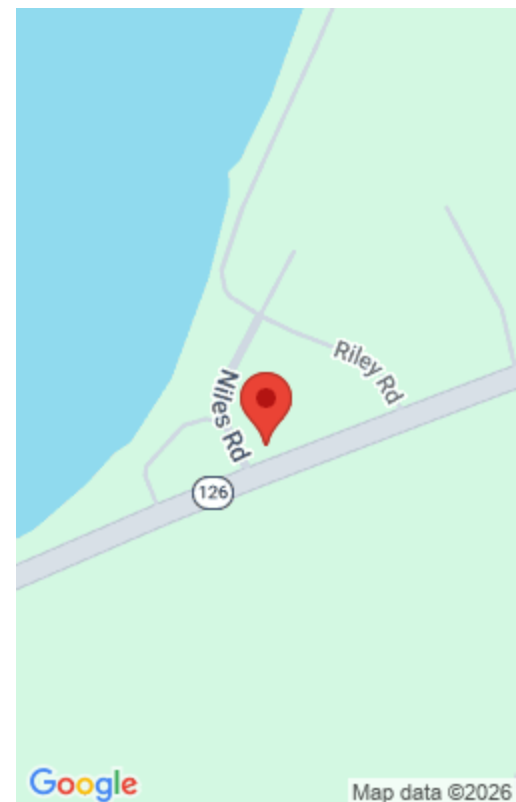
**\$329,900**

## **556 SABATTUS ROAD, SABATTUS, ME, 04280**

<https://agent207.com>

Whether you're just starting out or looking to expand your portfolio, this well maintained Duplex is a fantastic opportunity. Owner-occupy one unit while renting the second Unit to offset your mortgage. Enjoy a peaceful setting with seasonal views of Sabattus Lake, all while benefiting from quick access to I-95 North and South. Conveniently located to [...]

- 2 baths
- Multi-Family
- Pending



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## Basics

**Category:** Multi-Family

**Bathrooms:** 2 baths

**Year built:** 1940

**Lot Size Acres:** 0.11 acres

**County:** Androscoggin

**Status:** Pending

**Lot size:** 0.11 sq ft

**Bathrooms Full:** 2

**Zoning:** Residential

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## Building Details

**Building Area Total:** 1650 sq ft

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

**Sewer:** Public Sewer

**Roof:** Shingle

**Levels:** Multi-Level

**Number Of Units Total:** 2

**Architectural Style:** Colonial

**Heating:** Forced Air

**Foundation Details:** Concrete Perimeter

**Basement:** Crawl Space, Not Applicable, Sump Pump, Unfinished

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## Amenities & Features

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

**Flooring:** Wood, Vinyl, Laminate

**WaterSource:** Public

**Window Features:** Double Pane Windows

**Cooling:** None

**Electric:** Circuit Breakers

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

**Lot Features:** Well Landscaped, Level, Near Public Beach, Near Turnpike/Interstate

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

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## Fees & Taxes

**Gross Income:** \$31,800



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## Miscellaneous

**Road Surface Type:** Paved

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## Courtesy of

**List Office Name:** Shore & Country Real Estate

