



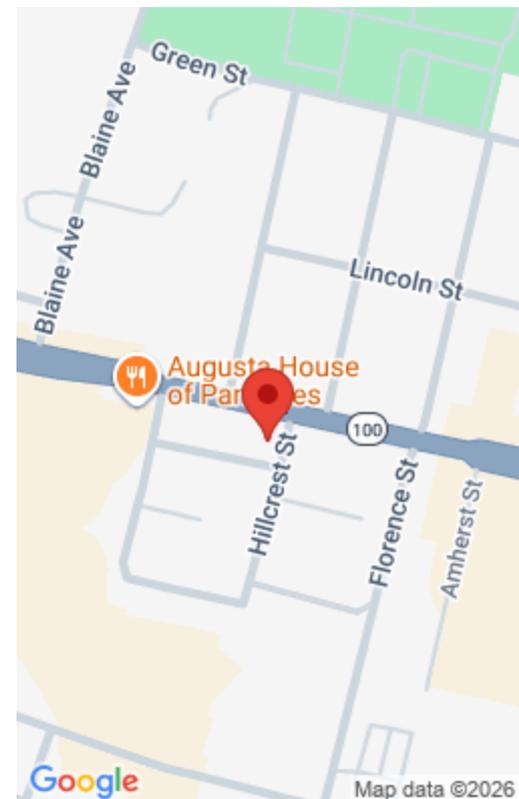
**\$215,000**

## **86 WESTERN AVENUE, AUGUSTA, ME, 04330**

<https://agent207.com>

Whether you're looking to expand your business or add a valuable asset to your portfolio, this highly visible and easily accessible property is a must-see. With a dedicated parking lot behind the building, updated systems, and a solid structure full of character, it offers both function and charm. Currently configured as a commercial office, the [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Active Under Contract



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## Basics

**Category:** Commercial Sale

**Status:** Active Under Contract

**Lot size:** 0.17 sq ft

**Lot Size Acres:** 0.17 acres

**Business Type:** Office Building, Retail

**Type:** Mixed Use

**Bathrooms:** 0 baths

**Year built:** 1903

**Zoning:** Commercial

**County:** Kennebec

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## Building Details

**Building Area Total:** 3472 sq ft

**Sewer:** Public Sewer

**Stories:** 2

**Foundation Details:** Granite

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

**Heating:** Zoned, Radiator, Hot Water

**Roof:** Metal

**Basement:** Full, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** 5 - 10 Spaces, On Site, Paved

**Lot Features:** Near Turnpike/Interstate, Near Airport, Business District, Near Shopping

**Flooring:** Wood, Tile, Laminate, Carpet

**WaterSource:** Public

**Cooling:** Central Air

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## Courtesy of

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

