

BOOTHBAY COMMERCIAL

957 Wiscasset Road • Boothbay • 04537



\$825,000

Located at the gateway of Boothbay, this multi-use commercial building offers high exposure, on-site parking, town water and sewer, and just under 4,000 square feet with 4 separate business rentals and 1 owner's storage area. Use the building for your own office or enjoy the income and use the storage space. This prime location is minutes from Boothbay Harbor, the Country Club, the Botanical Gardens, and many of the area attractions. Many recent upgrades make this an ideal turn key opportunity.



Tindal & Callahan Real Estate

32 Oak Street, Boothbay Harbor, ME 04538 • 207-633-6711
TindalandCallahan.com • realestate@tindalandcallahan.com

Price:	\$825,000	Taxes:	\$2,171.07 (22-23)	Style:	Commercial
GLAAG:	3,970 sq. ft. +/- (Floor Plan)	Lot Size:	0.57 Acres +/-	Flood Zone:	N/A
Tax Map:	U-19	Lot #:	3-A	Zoning:	Boothbay Village Mixed Use District
Waterfront/Water View/Access:	Nearby Public Access				

Age:	1985/1995	Siding:	T-111
Foundation:	Concrete	Water Supply:	Town
Basement:	Full, Finished and Unfinished	Heating System:	Mitsubishi Mini Splits Heat/AC and Monitor
Sewer:	Municipal	Hot Water:	Electric
Garage:	N/A	Other Buildings:	N/A
Attic:	N/A	Floors:	Laminate and Tile
Fireplace:	N/A	Deck:	Back Deck: 7' x 5' Approx.
Woodstove:	N/A	Porch:	N/A
Association Fees:	N/A	Furnishings:	N/A

Unit 1: First Floor: Approx. 840 sq. ft. +/-
 Front Room: **29'8" x 19'2"**
 Half Bath: **7'10" x 4'10"**
 Rear Room #1: **15'4" x 6'8"**
 Rear Room #2: **10' x 14' 2"**

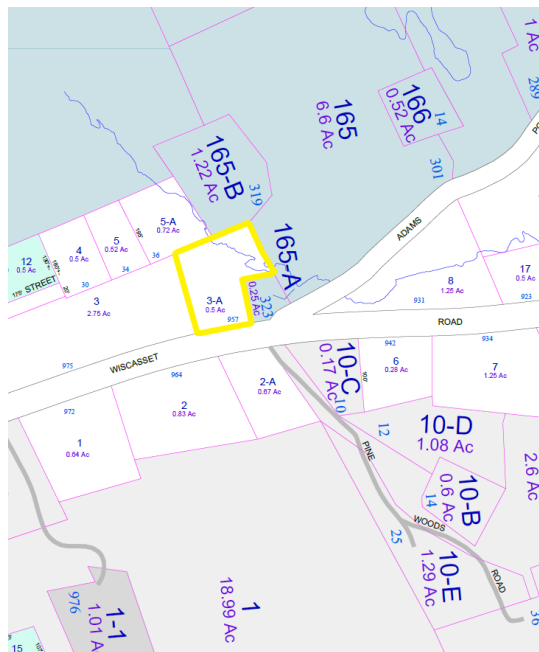
Unit 2: First Floor: Approx. 700 sq. ft. +/-
 Front Room: **31'3" x 15'3"** - with **9' x 7'7"** closet with sink and cabinets
 Back Room: **19' x 15'8"** (approx.) - with door to deck
 Half Bath: **6'3" x 4'9"**

Unit 3: First Floor: Approx. 410 sq. ft. +/-
 Front Room: **32' x 13'6"**
 Half Bath: **6' x 5'**

Unit 4: Lower Level: Approx. 968 sq. ft. +/-
 Front Room: **18' x 15'**
 Back Room #1: **15' x 14'**
 Back Room #2: **15'10" x 19'**
 Half Bath: **5' x 5'**

Unit 5: Lower Level: Storage Space: Approx. 1052 sq. ft. +/-
27' x 31' + 12'8" x 19'4" - with Monitor heater, concrete floors and walls, and outside double door entry

Other: All separate electric meters, all spaces were new or underwent significant upgrades, flooring, wiring, heat, bathrooms, and more.



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The information presented above is gathered from personal observation and interview with owner(s). Although believed to be accurate, this agency cannot and does not guarantee the accuracy. Prospective buyers are encouraged to seek clarification or additional information regarding any questions. 6/22/2023