

Public Detail Report

MLS #: 1632033

County: Aroostook

List Price: \$500,000

Status: Active

Property Type: Commercial

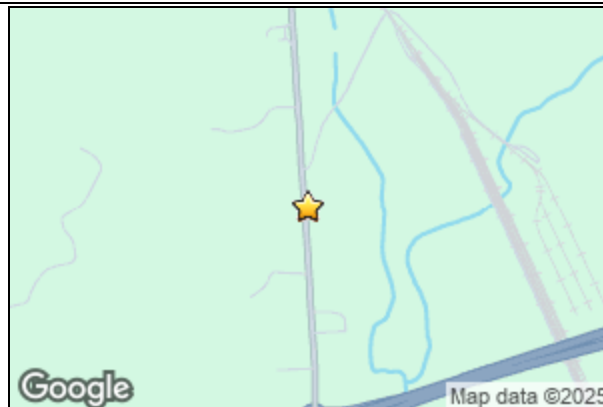
Original List Price: \$500,000

Directions: Coming North on I-95 take exit 286. Turn left off exit and travel north 1/4 mile. Property located on the right next to Post Office Oakfield, ME.
Coming South take exit 286, turn right off exit and the property is +/- 1/4 mile NW on the right.



**192 Oakfield Smyrna
Road
Oakfield, ME 04763-
3037**

**List Price: \$500,000
MLS#: 1632033**



General Information

Sub-Type: Retail

Lot Size Acres +/-: 1.77

Sqft Fin Total +/-: 1,440

Land Information

Leased Land: No
Surveyed: Yes
Lot Size Acres +/-: 1.77

Zoning: Commercial
Zoning Overlay: No
Bank Owned REO: No

Interior Information

Leases: No
Total SqFt: 1,440

Total # Floors: 1
Ceiling Height +/-: 7

Year Renovated +/-: 2025
Retail SqFt: 1,000

Property Features

Building Features: Generator; Internet Access Available; Other Equipment; Security System; Storage
Parking: 11 - 20 Spaces; Off Street; On Site; Paved
Location: Near Turnpike/Interstate; Rail Available; Rural
Electric: Circuit Breakers; On Site
Gas: Bottled

Basement: Full; Unfinished; Walk-Out Access
Construction: Wood Frame
Foundation: Poured Concrete
Materials:
Exterior: Vinyl Siding
Roof: Metal; Pitched

Heat System: Forced Air
Heat Fuel: Oil
Water: Private; Well
Sewer: Private Sewer; Septic Tank
Accessibility Amenities: 32 - 36 Inch Doors

Tax/Deed Information

Book/Page/Deed: 2059/273/All
Deed/Conveyance Type Offered: Warranty
Deed Restrictions: Unknown

Full Tax Amt/Yr: \$2,731/ 2020

Map/Block/Lot: 020//011
Tax ID: OAKF-000020-000000-000011

Remarks

Remarks: Beautiful business opportunity available for sale. 30-year proprietor selling to retire and available for training new owners if needed. This local icon is central to all things recreational from Northern Penobscot to the vast reaches of Aroostook County. The property offers full gasoline and diesel fuel systems to provide for the daily logging industry business as well as the local and commuting traffic to and from area homes, camps and businesses. With 2300 miles of snowmobile trails and 1200 miles of well managed ATV trails the property provides year-round access to and from ITS and ATV systems. With Deli and Pizza menus, iced cold beverages and a host of essentials, this investment is a chance of a lifetime. Daily traffic counts averaging well over 2300 trips provides a captive audience for continued success. Turnkey ready and priced to sell. Call, text or email to schedule a viewing.

LO: Hanson Realty, LLC

Listing provided courtesy of:



Wade Hanson
Hanson Realty, LLC
24 Washburn Street
Houlton, ME 04730
207-694-3162
207-694-3162
wade_hanson@hotmail.com

Prepared by Wade Hanson on Sunday, July 27, 2025 8:39 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS.