

# Public Detail Report

MLS #: 1632033

County: Aroostook

List Price: \$500,000

Status: Active

Property Type: Commercial

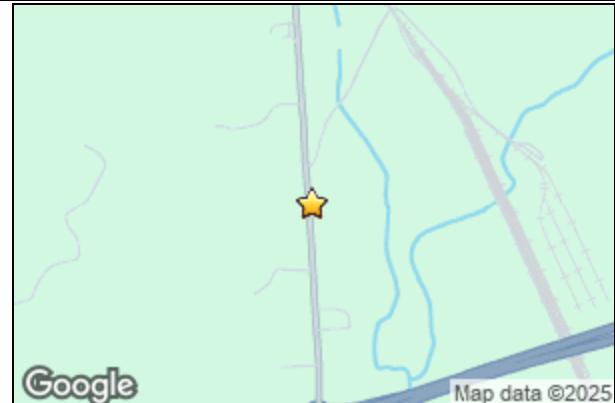
Original List Price: \$500,000

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**



Map data ©2025

## General Information

Sub-Type: Retail	<b>Lot Size Acres +/-:</b> 1.77	<b>Sqft Fin Total +/-:</b> 1,440
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## Land Information

Leased Land: No	<b>Zoning:</b> Commercial
Surveyed: Yes	<b>Zoning Overlay:</b> No
<b>Lot Size Acres +/-:</b> 1.77	<b>Bank Owned REO:</b> No

## Interior Information

<b>Leases:</b> No	<b>Total # Floors:</b> 1	<b>Year Renovated +/-:</b> 2025
<b>Total SqFt:</b> 1,440	<b>Ceiling Height +/-:</b> 7	<b>Retail SqFt:</b> 1,000

## Property Features

<b>Building Features:</b> Generator; Internet Access Available; Other Equipment; Security System; Storage	<b>Basement:</b> Full; Unfinished; Walk-Out Access	<b>Heat System:</b> Forced Air
<b>Parking:</b> 11 - 20 Spaces; Off Street; On Site; Paved	<b>Construction:</b> Wood Frame	<b>Heat Fuel:</b> Oil
<b>Location:</b> Near Turnpike/Interstate; Rail Available; Rural	<b>Foundation:</b> Poured Concrete	<b>Water:</b> Private; Well
<b>Electric:</b> Circuit Breakers; On Site	<b>Materials:</b>	<b>Sewer:</b> Private Sewer; Septic Tank
<b>Gas:</b> Bottled	<b>Exterior:</b> Vinyl Siding	<b>Accessibility:</b> 32 - 36 Inch Doors
	<b>Roof:</b> Metal; Pitched	<b>Amenities:</b>

## Tax/Deed Information

<b>Book/Page/Deed:</b> 2059/273/All	<b>Full Tax Amt/Yr:</b> \$2,731 / 2020	<b>Map/Block/Lot:</b> 020/011
<b>Deed/Conveyance Type Offered:</b> Warranty		<b>Tax ID:</b> OAKF-000020-000000-000011
<b>Deed Restrictions:</b> Unknown		

## 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:



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

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