

# COMMERCIAL EDGECOMB PROPERTY

48 US Route 1 • Edgecomb • 04556



<b>Acreage:</b>	2.6 Acres +/-	<b>Taxes:</b>	\$2,395.54 (2025)
<b>Soils Tested:</b>	Yes	<b>Water:</b>	N/A
<b>Surveyed:</b>	Yes	<b>Zoning:</b>	Gateway District, Shoreland
<b>Map:</b>	U-5	<b>Lot:</b>	2.3
<b>Protective Covenants:</b>	N/A	<b>Sheds:</b>	12' x 8' and 10' x 10'
<b>Waterfront/View/Access:</b>	577' +/- (366' +/- Tie Line) Tidal Frontage on Sheepscot River		

\$269,000

This prime commercial property is located in the Gateway zone with high exposure on busy Route 1 in Edgecomb. The level lot offers 226' of road frontage, a gravel parking area, and a manicured lot that has a gentle slope offering excellent building opportunity. 577' of tidal waterfront on the Sheepscot River lends a completely different perspective to develop with a possible residential component on the waterfront. A private well and septic will be required for development and there are a few previous septic test pit locations. An existing 32' x 20' building consists of a rental business with power to the building and the site. \*Please note not to disturb the business as it is not included for sale.



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