

COMMERCIAL EDGECOMB PROPERTY

48 US Route 1 • Edgecomb • 04556



Acreage: 2.6 Acres +/-

Soils Tested: Yes

Surveyed: Yes

Map: U-5

Protective Covenants: N/A

Taxes: \$2,395.54 (2025)

Water: N/A

Zoning: Gateway District, Shoreland

Lot: 2.3

Association: N/A

Fees:

Waterfront/View/Access: 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 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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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. 9/12/2025