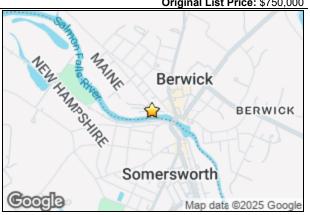
Public Detail Report Seasonal: No

MLS #: 1594149 List Price: \$950,000 County: York Property Type: Multi-Family Original List Price: \$750,000 Status: Active



1 Bridge Street Berwick, ME 03901-2263

List Price: \$950,000 MLS#: 1594149



General Information

1BD/2BD/3BD/4BD: 2/ 1/ 1/ 1 Number of Units: Year Built: 1900 SqFt Fin Above: 4,026 **Total Baths:** 6 Style: Colonial SqFt Fin Below: n **Total Full Baths:** 6 Gross Income: \$0 SqFt Finished Total: 4,026 **Total Half Baths:** Operating Expenses: \$0 n

Land Information

Leased Land: Waterfront: Waterfront Amount: 300 Zoning: Residential Srce of Wtrfrt: Water Frontage Zoning Overlay: No Surveyed: Nο Other; Waterfront 300 Lot Size Acres +/-: 0.24 Other Source: Owned: Source of Acreage: Public Records Measured Waterfront Shared 0 Waterfront Measured Other Source: Water Body: Salmon Falls Water Views: Yes River

Water Body Type:

River

Interior Information

Unit Lease: No; Level: Second; Unit Lease: No; Level: First; Security Unit Lease: No; Level: First; Security Unit Lease: No; Level: First; Security Deposit: No; Monthly Rent: 0; # Deposit: No; Monthly Rent: 0; # Deposit: No: Monthly Rent: 0: # Security Deposit: No; Monthly Rent: 0; # Full Baths: 1; # of Half Full Baths: 1; # Half Baths: 0; # Full Baths: 2; # Half Baths: 0; # Full Baths: 1; # Half Baths: 0; # of Rooms: 3; # of Bedrooms: 2; Baths: 0: # of Rooms: 3: # of of Rooms: 5; # of Bedrooms: 3; of Rooms: 7; # of Bedrooms: 3; Bedrooms: 1; Dedicated Electric Dedicated Electric Meter: Yes; Dedicated Electric Meter: Yes; Dedicated Electric Meter: Yes; Meter: Yes; Dedicated Gas Dedicated Gas Meter: Yes; Dedicated Gas Meter: Yes; Dedicated Gas Meter: Yes; Meter: Yes: Dedicated Water Dedicated Water Heater: Yes; Dedicated Water Heater: Yes; Dedicated Water Heater: Yes; Heater: Yes; Electric: No; Heat: Electric: No; Heat: No; Range: Electric: No; Heat: No; Range: Electric: No; Heat: No; Range: No; Range: Yes; Refrigerator: Yes; Refrigerator: Yes; Sewer: Yes; Refrigerator: Yes; Sewer: Yes; Refrigerator: Yes; Sewer: Yes; Sewer: Yes; Water: Yes Yes; Water: Yes Yes; Water: Yes Yes; Water: Yes Unit Lease: No; Level: Second; Security Deposit: No; Monthly Rent: 0; # Full Baths: 1; # Half Baths: 0; # of Rooms: 4; # of Bedrooms: 2; Dedicated Electric Meter: Yes; Dedicated Gas Meter: Yes; Dedicated Water Heater: Yes; Electric: No; Heat: No; Range: Yes; Refrigerator: Yes; Sewer: Yes; Water: Yes

Property Features

Site: Other Site Construction: Wood Frame Electric: Circuit Breakers Driveway: Paved Basement: Partial: Unfinished Bottled Gas: Foundation Materials: Pillar/Post/Pier; Stone Parking: 5 - 10 Spaces Water: Public Vinyl Siding **Heat System:** Direct Vent Heater; Forced Air Garage: No Exterior: Heat Fuel: Garage Spaces: Λ Roof: Shingle Gas Bottled; Oil Location: Floors: Wood

Near Shopping; Near Town Water Heater: Electric Vehicle Storage: Cooling: Roads: Paved No Vehicle Storage None Basement Entry: Interior Sewer: Public Sewer

Tax/Deed Information

Book/Page 19162/513 Full Tax Amt/Yr: \$6,445.74/ 2024 Map/Block/Lot: 513//10

Tax ID: BERW-000004U-000000-000010

Remarks

Remarks: This 5-unit apartment complex offers historic charm with the benefit of major recent improvements, making it an attractive opportunity in the heart of Berwick. Positioned along 300 feet of frontage on the Salmon Falls River and just steps from Corner Point Brewing, the property sits in a walkable area near Berwick's expanding retail scene and the upcoming Edge development. The units retain original wood floors, moldings, and stairwells, while key updates have enhanced the building's overall condition and appeal. With ample parking, separate utilities, and strong longterm upside, this property is well-suited for investors or potential owner-occupants. For more information, please contact the listing broker.

LO: CORE

Listing provided courtesy of:

Andre Rossignol

CORE

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Prepared by Andre Rossignol on Monday, May 12, 2025 9:09 AM.

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