

MLS #: 1594149  
Status: Active

County: York  
Property Type: Multi-Family

Public Detail Report  
Seasonal: No

List Price: \$950,000  
Original List Price: \$750,000



1 Bridge Street  
Berwick, ME  
03901-2263

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\$950,000  
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### General Information

# 1BD/2BD/3BD/4BD: 2/ 1/ 1/ 1	Number of Units: 5	Year Built: 1900	SqFt Fin Above : 4,026
Total Baths: 6	Style: Colonial		SqFt Fin Below : 0
Total Full Baths: 6	Gross Income: \$0		SqFt Finished Total: 4,026
Total Half Baths: 0	Operating Expenses: \$0		

### Land Information

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

### Interior Information

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

<b>Site:</b> Other Site	<b>Construction:</b> Wood Frame	<b>Electric:</b> Circuit Breakers
<b>Driveway:</b> Paved	<b>Basement:</b> Partial; Unfinished	<b>Gas:</b> Bottled
<b>Parking:</b> 5 - 10 Spaces	<b>Foundation Materials:</b> Pillar/Post/Pier; Stone	<b>Water:</b> Public
<b>Garage:</b> No	<b>Exterior:</b> Vinyl Siding	<b>Heat System:</b> Direct Vent Heater; Forced Air
<b>Garage Spaces:</b> 0	<b>Roof:</b> Shingle	<b>Heat Fuel:</b> Gas Bottled; Oil
<b>Location:</b> Near Shopping; Near Town	<b>Floors:</b> Wood	<b>Water Heater:</b> Electric
<b>Roads:</b> Paved	<b>Vehicle Storage:</b> No Vehicle Storage	<b>Cooling:</b> None
<b>Basement Entry:</b> Interior		<b>Sewer:</b> 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 long-term 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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