

FOR SALE

Waterfront Mixed-Use Investment Opportunity
157 Main Street, Belgrade



PROPERTY HIGHLIGHTS

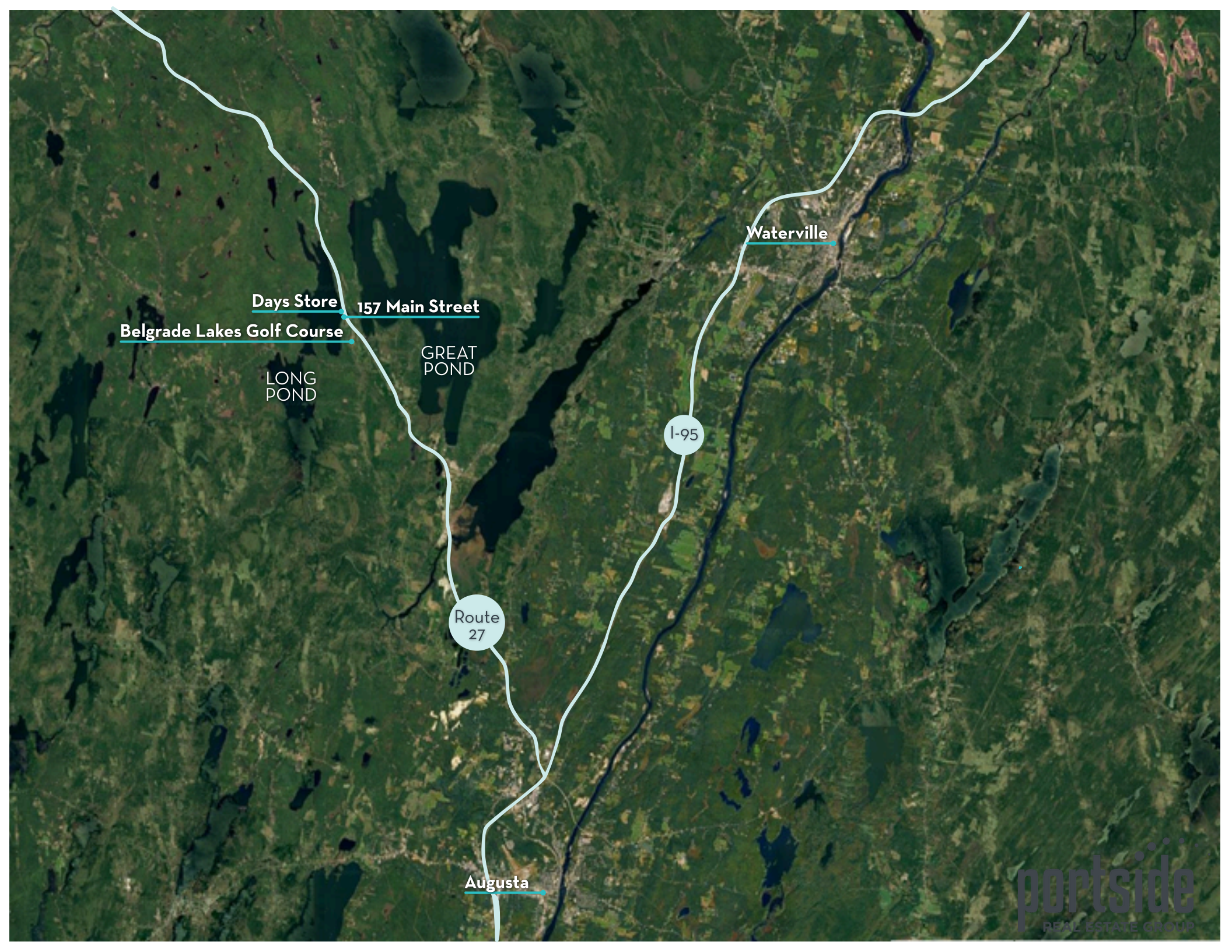
- 13,179 SF Waterfront Property
- Ten Unit Investment Property:
 - 1 Restaurant [Dock & Dine]
 - 8 Lodging Rooms
 - 2 Bed / 1 Bath Apartment
- Docks on Great Pond & Long Pond
- Onsite Parking



PROPERTY INFORMATION

OWNER	Blueberry Holding Company
DEED BOOK	11760 Page 76-77
ASSESSOR	Map 26 Lot 6 & 22
BUILDING SIZE	13,179 SF
LOT SIZE	.89 acres
STORIES	2
YEAR BUILT	1899
NUMBER OF UNITS	Ten (10) units consisting of a first-floor restaurant; 8 lodging rooms; one 2-bedroom 2-bathroom apartment. 4 Docks on Great Pond; 1 Dock on Long Pond.
UTILITIES	HWBB; 2 Gas FP; 1 Wood FP; 1 Heat Pump (in restaurant); Window Unit A/C in lodging rooms
PARKING	On Site + Street
ZONING	SL-GN Shoreland General Development; Mixed Use Commercial
ASSESSED VALUE	Land Value: \$337,400 Building Value: \$831,700
REAL ESTATE TAXES	\$14,108





Waterville

Days Store 157 Main Street

Belgrade Lakes Golf Course

LONG POND

GREAT POND

I-95

Route 27

Augusta

CONTACT INFORMATION



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