



PROPERTY HIGHLIGHTS

- Spectacular downtown mixed-use property
- Located in the heart of historic Hallowell on the banks of the Kennebec River
- Long-term art gallery tenant at street level
- Gorgeous loft-style apartment with impressive views and private balconies
- Area businesses include City Hall, The Quarry Tap Room, The Liberal Cup, Slates and Camden National Bank
- \$389,000



PROPERTY DETAILS

OWNER	100 Water Street, LLC
BUILDING SIZE	3,578± SF
NO. OF STORIES	Three (3)
LOT SIZE	0.05± AC
BUILDING LAYOUT	Street level retail with loft-style apartment above and 3-bay garage below
ZONING	Downtown District (DT) with Historic and Arts overlay, Downtown TIF and Shoreland Protection. 100 year floodplain.
ASSESSOR'S REF	Map 5, Lot 172
REAL ESTATE TAXES	\$6,678 (2020)
YEAR BUILT	1850
HVAC	Propane; hot water baseboard
UTILITIES	Public water & sewer
SPRINKLERS	Wet system
PARKING	3-bay garage and on-street parking
TENANTS	Kennebec Valley Art Association (aka Harlow Gallery) and residential tenant. See broker for lease terms.
INCOME & EXPENSES	See Broker for details
SALE PRICE	\$389,000





INTERIOR PHOTOS



FOR SALE | DOWNTOWN MIXED-USE INVESTMENT PROPERTY

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CONTACT US



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