

FOR SALE | OFFICE/RESIDENTIAL BUILDING

76 MAIN STREET, SOUTH PARIS, ME 04281

PRICE REDUCED



PROPERTY HIGHLIGHTS

- 4,025± sf office/residential building on a 0.29± acre parcel
- The building has 1,425± sf of office on the first floor and a 2,600± sf apartment on the upper floors
- Area businesses include Ripley and Fletcher, Advanced Auto Parts, KFC, McDonald's and Oxford County Dealership.
- Renovated in 2011
- Prime location in downtown South Paris on Main Street
- Ideal owner/user property with cash flow benefit

REDUCED PRICE: \$349,000



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PROPERTY DETAILS

OWNER OF RECORD	C.N. Brown Co.	LAND AREA	0.29± Acre
DEED REFERENCE	Book 5386, Page 285	ZONING	Commercial
ASSESSOR'S REFERENCE	U-07-87	R.E. TAXES	\$7,299.72 (2026)
BUILDING SIZE	Office: 1,425± SF Apartment: 2,600± SF Total: 4,025± SF	PARKING	On-site
YEAR BUILT	1920; renovated 2011	REDUCED PRICE	\$349,000



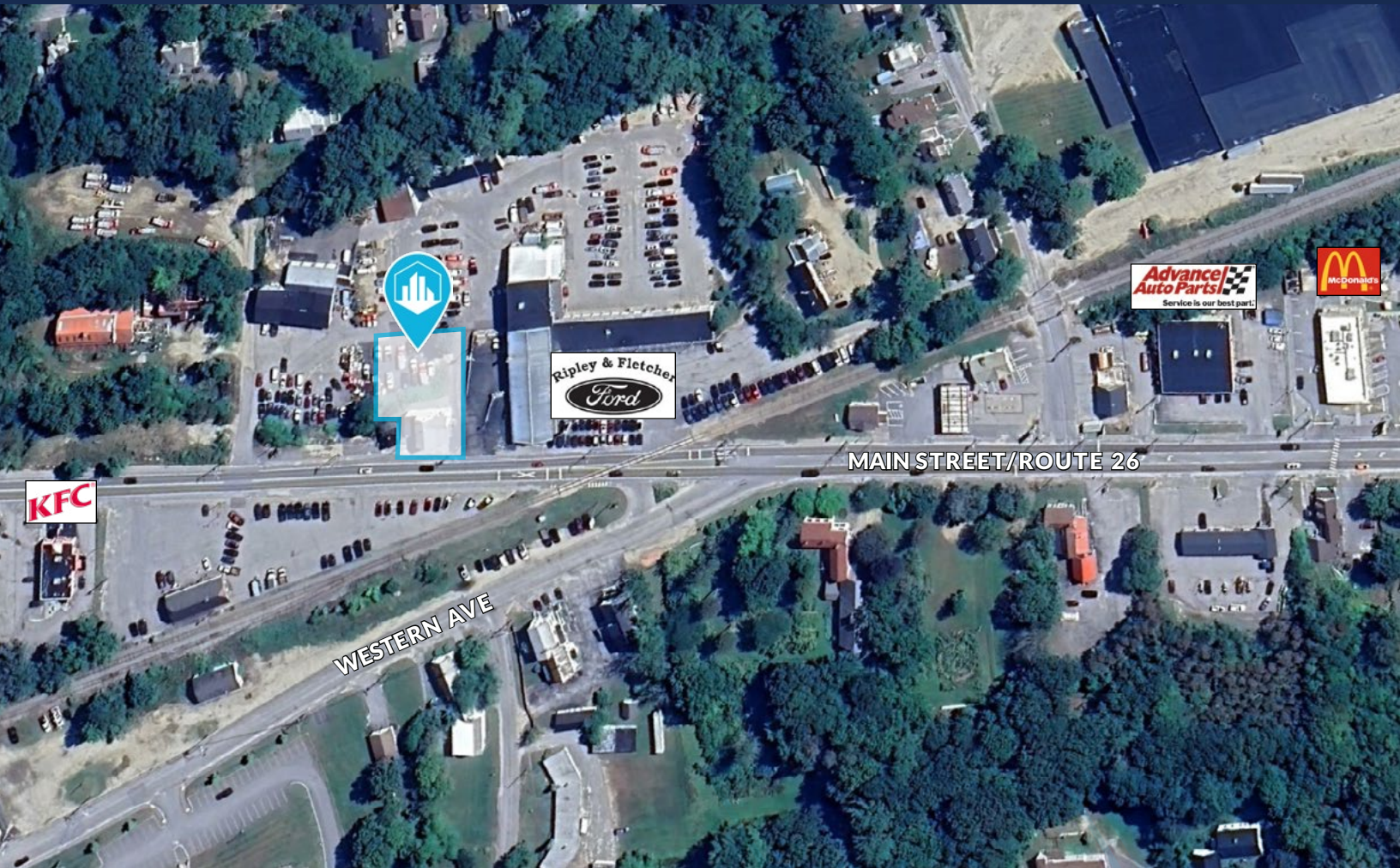
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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.