



UPPER KENNEBEC PROPERTIES

927 Bingham Rd, P.O. Box 437, Bingham, Maine 04920

Phone 207-672-4108 / Fax 207-672-4109

Website: www.upperkennebecproperties.com

E-mail: info@upperkennebecproperties.com

LISTING # 00916

PRICE: \$ 39,000

*****MOTIVATED SELLER*****



Municipality: BINGHAM

County: SOMERSET

Address: 325 MAIN STREET

Lot Size: 71 FT X 140 FT

Surveyed: NO

USE:

Primary Use: STORE FRONTS

Existing Use: ONE SIDE RENTED
HAIR DRESSER/TANNING SALON

Driveway: GRAVEL

Vehicle Storage: NONE

HIGH SPEED INTERNET
AVAILABLE

ACCESSIBLE ON TWO
ROADS

SHORT DISTANCE FROM I 95

Heat: STEAM

Cooling: NONE

Heat Fuel: OIL

Water Source: TOWN

Waste Disposal:

Electrical Amps: 100 AMP CB

Color of Siding: WHITE

Square Footage: 2,800

40 ft x 70 ft

STRUCTURE:

Construction: WOOD

Exterior: VYNIL SIDING

Number of floors: ONE

Foundation: FULL / CONCRETE &
STONE

Roof: METAL & RUBBER

Deed Type: WARRANTY

Time of Possession: AT CLOSING

Street Type: MAJOR HIGHWAY INTO
CANADA

Transportation:
VEHICLE/SNOWMOBILE/ATV TRAILS

Road Frontage: YES

Topo: LEVEL

Zoning: CHECK WITH TOWN

Flood Zone: NO

Taxes: \$1,265.65

Tax Year: 2009

Book: 842 Page: 375

Map: 6 Lot: 49

Owner Financing: NO

Call First: **GO FOR IT!!!**

“Gateway To The Maine Woods”

IDEAL FOR THAT SPECIAL SOMEONE WHO
WANTS TO BE THEIR OWN BOSS...
INVEST IN YOUR FUTURE AND THE
FUTURE OF THE TOWN OF BINGHAM!

**TWO STORE FRONTS, A TWO ROOM OFFICE SPACE, PLUS LOADING DOCK/WAREHOUSE, IN CENTER OF TOWN,
ON MAJOR SCENIC HIGHWAY TO CANADA, ONE STORE FRONT ALREADY RENTED, HANDICAP RAMP, TOWN
AMENITIES, ONLY 25 MILES FROM I 95 & SKOWHEGAN, A GREAT LOCATION FOR SMALL BUSINESS'.
PRICED TO SELL.....**



Both Agency and Seller shall agree to offer this property without regard to race, color, religion, sex, handicap, disability, familial status, or national or regional origin. **DISCLAIMER:** United Country-Upper Kennebec Properties is a seller agency and has been hired by the Seller to market their property. Any information pertaining to the sale of this property given to the Agency or its' agents will be given to the seller.

“NO ONE KNOWS THE COUNTRY LIKE WE DO”