

FOR SALE

COYNE
COMMERCIAL PARTNERS
AT KELLER WILLIAMS REALTY



ONE PROPERTY. MULTIPLE POSSIBILITIES.

18 Island Lane, Edgecomb, ME 04556

PROPERTY HIGHLIGHTS

Currently configured as a 4-bedroom, 3-bath residence, this unique property has been successfully operated as short-term rentals with two private lock-off guest suites and a separate two-bedroom living area. Being sold vacant and furnished, it offers exceptional flexibility to continue as an income-producing property or convert back to a single-family home with an in-law suite.

- Flexible floor plan with multiple potential uses; new high efficiency heat pump system recently installed
- Two private lock-off guest suites plus a separate two-bedroom living area
- Successfully operated as short-term rentals
- Vacant and furnished at closing for immediate occupancy or rental
- Potential to convert back to a single-family home with in-law suite
- Water access and spacious lot

LIST PRICE: \$650,000

For more information, contact:

Kevin M. Coyne | 207-415-8200 | kevincoyne@kw.com



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PROPERTY SPECIFICS

PROPERTY TYPE	Condominium
BUILDING SIZE	1,848± sf
YEAR BUILT	2015
CURRENT USE	Residential/Short-Term Rental
ASSOCIATION	Residential Use Only

Whether you're looking for a primary residence, seasonal getaway, income-producing investment, or a home with space for extended family or guests, this property's flexible design offers a variety of possibilities. Continue its successful short-term rental use or reimagine the layout to best suit your needs.

EDGECOMB DEMOGRAPHICS

POPULATION	1,324 (2026)
ANNUAL GROWTH RATE	2.50%
MEDIAN AGE	41 YEARS
MEDIAN HOUSEHOLD INCOME	\$108,750
MEDIAN PROPERTY VALUE	\$533,800
HIGHER EDUCATION	39.8%

Edgecomb offers the perfect blend of coastal charm and convenience. Its prime Midcoast location continues to attract year-round residents and seasonal visitors, supporting strong demand for residential and short-term rental properties.

CONTACT



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Keller Williams Realty
50 Sewall Street, Portland, ME 04102

