VITALIUS
REAL ESTATE GROUP







OFFERED AT

$675,000

2	UNITS
2,016	SQUARE FEET
1998	YEAR BUILT
0.32	LOT SIZE ACRES

Take the tour
Scan for full listing details

Saco 2-Unit

117 Lincoln St, Saco • MLS #1687307

This side-by-side, townhouse-style duplex truly lives like a home, with the added benefit of rental income from day one. Built in 1998 means none of the challenges that come with owning a 100+ year old building.

HIGHLIGHTS

- Side-by-side construction
- In unit laundry
- Ample Parking
- 5 Bay Garage + Barn
- < 1 Mile to Saco's Run of the Mill or Biddeford's Batson River

Property Details

SYSTEMS

Heat	FHW Baseboard
Heat Fuel	Oil
Water Heater	Off Heating System
Electrical	Circuit Breakers
Water/Sewer	Public

STRUCTURE

Roof	Shingle ~1998
Basement	Bulkhead access
Exterior	Vinyl Siding
Vehicle Storage	5 Cars - Detached

OWNERSHIP

Owner	Cory & Valerie Canning
Book & Page	16711 / 0809
Map & Lot	052-134

INCOME

Unit	Bed/Bath	Rent	Lease Term	Utilities Incl.
1 (A)	3/1	-	Vacant	-
2 (B)	3/1	$1,200	8/31/27	Heat & Hot Water
	Total/Mo	**$1,200**		
	Annual	**$14,400**		

EXPENSES

Expense	Amount
Taxes	$6.415
Insurance	$2,400
Heat	$4,500
Water/Sewer	$2,800
Electric	Tenants Pay
Landscaping/Plowing	$2,000
Annual Total	**$18,115**

LISTING TEAM



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