FOR SALE • MIXED-USE BUILDING

6 School Street • Lisbon Falls, ME

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COMMERCIAL BROKERS







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5,584± SF FOUR UNIT BUILDING

- The property contains one commercial office and three 1 bed & 1 bath apartments.
- Conveniently located near downtown Lisbon Falls, with easy access to local shops, restaurants, and amenities.
- Generously sized rooms, and a flexible mixed-use layout, providing an excellent opportunity for investors or owner-occupants.
- Improvements include a new boiler in 2022 and a new roof in 2020.

SALE PRICE: $440,000

PROPERTY SUMMARY

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Site Info

OWNER:	The Estate of Dorthy Fitzgerald
DEED:	Book 1696, Page 150
ASSESSOR:	Map U07, Lot 1
LOT SIZE:	0.23± AC
PARKING:	Off street
ZONING:	General Residential
PROPERTY TAXES:	$ 5,646.79 (2026)

Building Info

BUILDING SIZE:	5,584± SF
UNITS:	Unit 1: Commercial unit Unit 2: One Bed, one bath Unit 3: One Bed, one bath Unit 4: One Bed, one bath
YEAR BUILT:	1880
CONSTRUCTION:	Wood-frame
ROOF:	Shingle
SIDING:	Wood shingles
FOUNDATION:	Full
FLOORING:	Vinyl & Carpet
ELECTRICITY:	Separately metered
HVAC:	Oil and K-1, separately metered
UTILITIES:	Public water & sewer
RESTROOM:	One (1) full bathroom per unit







PHOTOS

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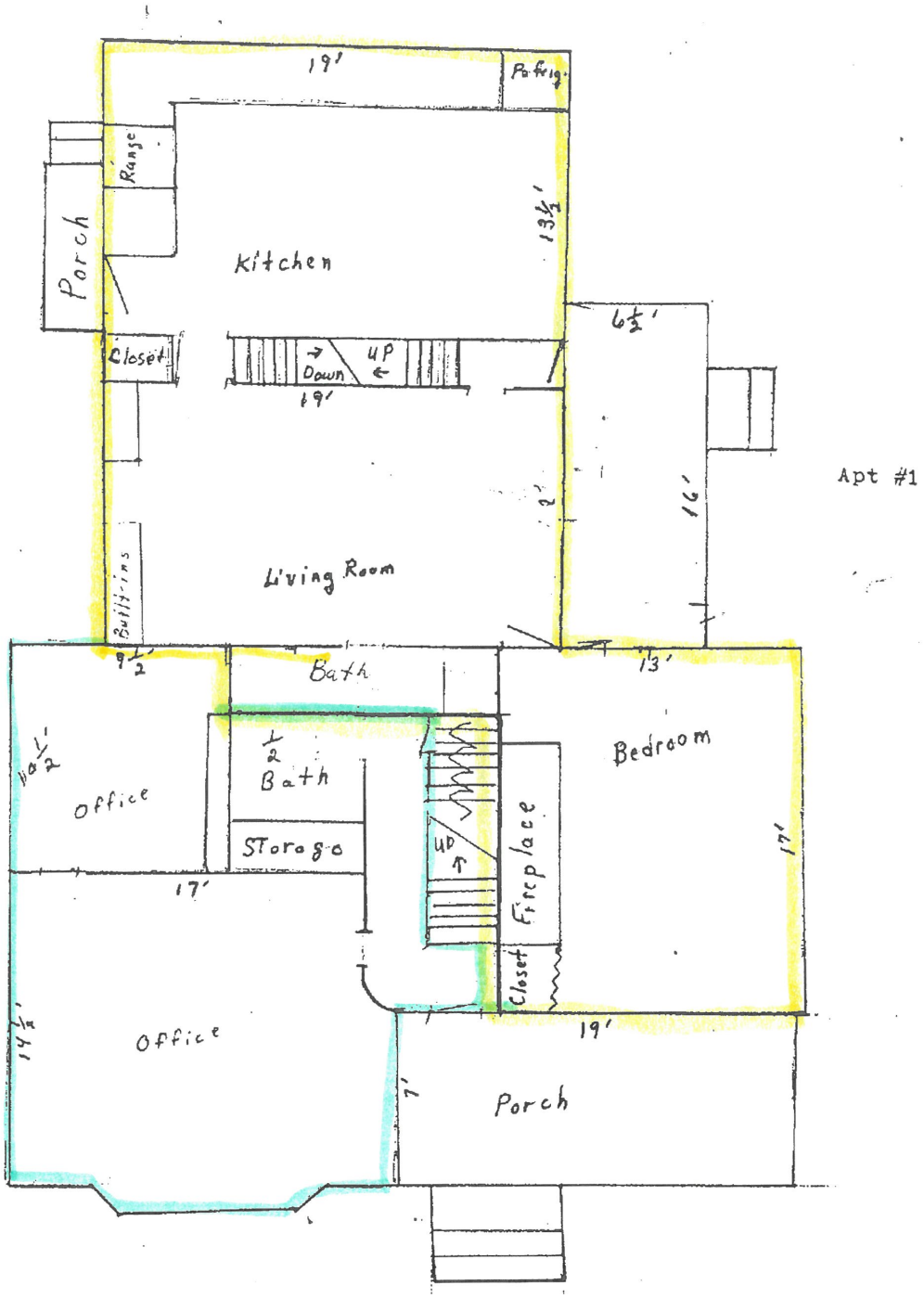




FIRST FLOOR PLAN

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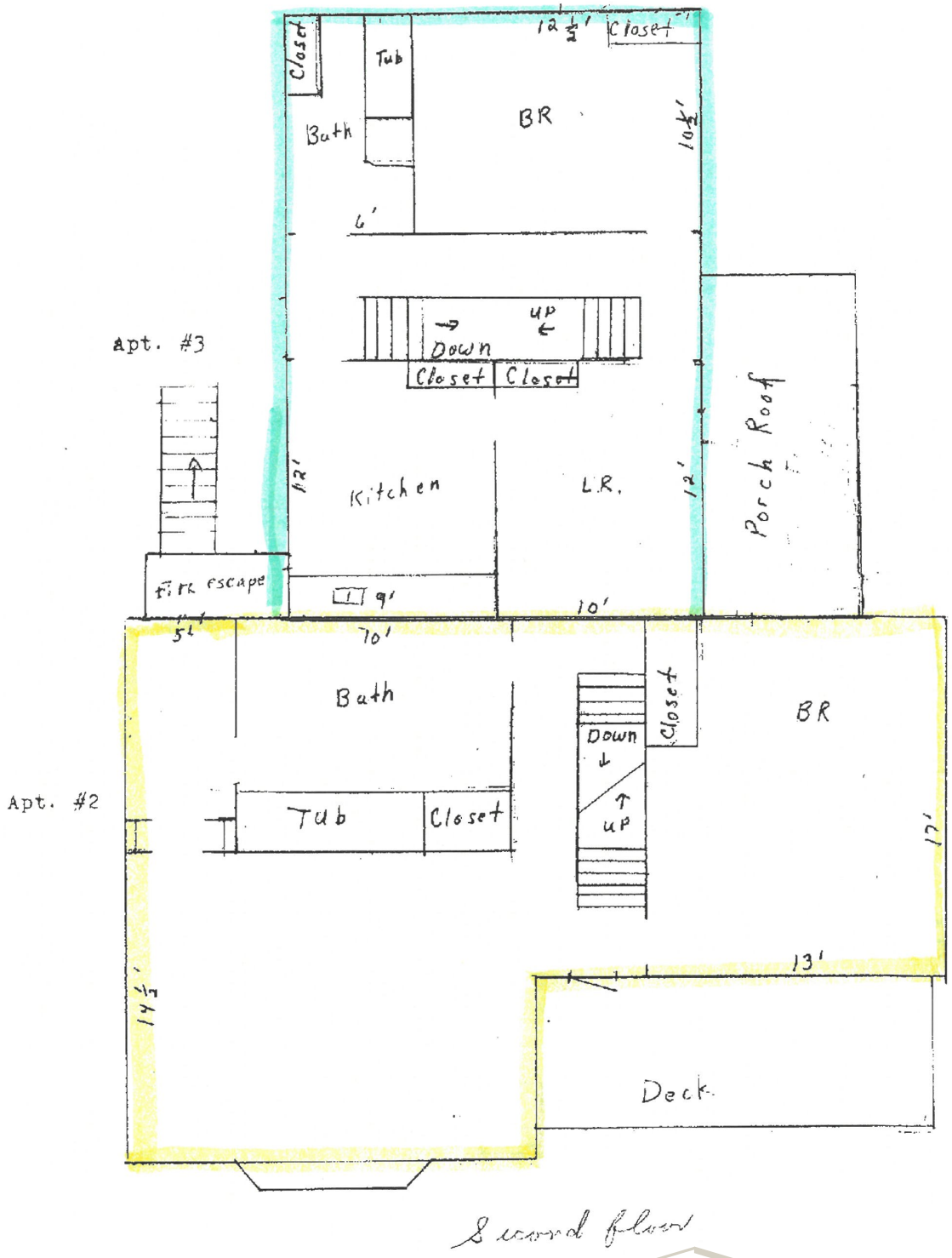


First floor

SECOND FLOOR PLAN

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LOCATION MAP

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