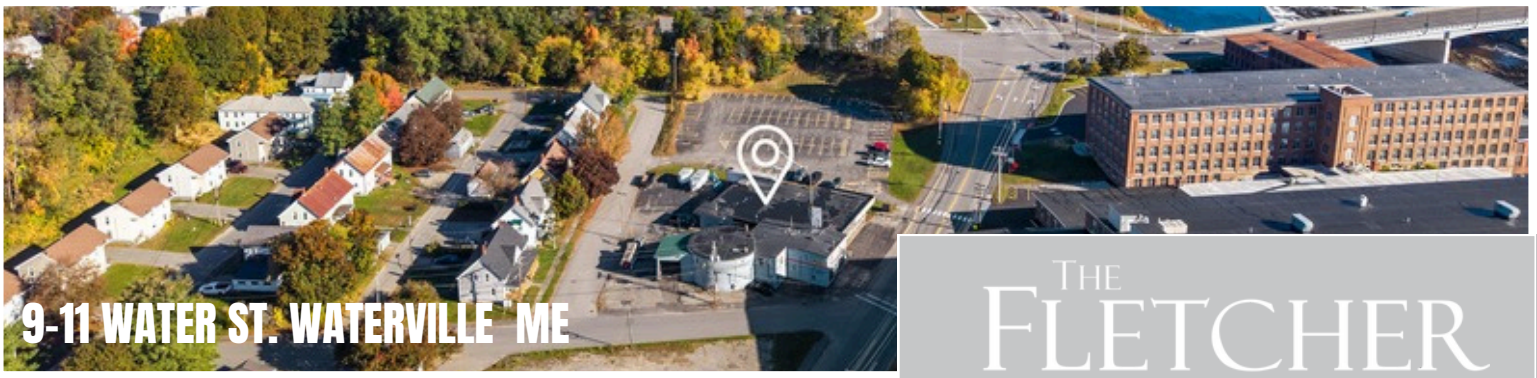
WATERVILLE TURKEY PROFIT CENTER

infoAn outstanding multi-stream investment opportunity in Waterville's CC zone, this expansive 13,036 SF mixed-use property sits on a prime 0.67-acre lot with public utilities and excellent visibility. The flexible layout features two ground-floor commercial storefronts ideal for retail or service businesses, three upper-level apartments (including a 3-bedroom, a 1-bedroom, and an owner's unit), and a rear 1,488 SF attached garage/shop space with finished utility areas perfect for workshops, inventory, or contractor operations. Recent capital improvements include a flat roof completely redone in 2023 alongside efficient multi-zone heating and cooling via oil hot water baseboard, newer heat pumps, and supplemental gas heating. Offering significant holding income and versatile space configurations, this high-yield property is ideal for savvy investors or an owner-user looking to operate a business while collecting strong rental income.



THE FLETCHER GROUP
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FEATURES & AMENITIES

- Multi-Stream Revenue Potential
- 13,036 SF gross living/lease area
- Upgraded Flat Roof in 2023
- 4 Multi-Zone Heating & Cooling
- Public water and public sewer



FOR SALE

$425,000

CONTACT US

207-805-3233
info@thefletchergrp.com
www.thefletchergrp.com
50 Sewall Street, Portland Maine 04102



INFO

9-11 Water Street is a high-visibility mixed-use asset located on a 0.70-acre lot within Waterville's Commercial (CC) zone. Positioned close to downtown commerce and municipal services, this property provides flexible operational space for an owner-user alongside stable rental revenue from established residential and commercial spaces.

PROPERTY HIGHLIGHTS

- Zoning & Site: Commercial District (CC) on 0.67 Acres.
- Residential Units: 3 upper-level apartments, including a 3-bedroom unit ($1,200/mo), a 1-bedroom unit ($925/mo), and a spacious primary owner's apartment.
- Commercial Units: 2 street-facing retail/office storefronts with additional back-of-house owner storefront and shop areas.
- Mechanicals & Infrastructure: Circuit breaker electrical panel, updated heat pumps (2019/2024), oil boiler (serviced 2025), and clean environmental disclosures (no known lead paint or structural defects).

9-11 Water St.
Waterville ME

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Waterville ME

$425,000

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Apt. 1	$1,200
Apt. 2	$925
Store front	$1,000
Store front	$1,200
Apt 3 (Owners)	$ -
Owners Store	$-
Shop Space	$-

9-11 Water St.
Waterville ME

Rent Roll

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Listed By:

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PROFESSIONAL BACKGROUND

Kevin is the Founder of The Fletcher Group at Keller Williams Realty and Northeast Real Estate Management, LLC. He has 30 years of experience in the industry. Kevin has an extensive knowledge of the Maine Real Estate Market and has completed commercial transactions from Bangor, ME to Seabrook, NH, sold over 450 separate apartment buildings, and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in, and consulted on, a wide range of commercial and residential developments throughout Maine.
Kevin brings a down-to-earth approach to his business backed by a hard driving work ethic to help satisfy his client's needs. Kevin believes in "ethical entrepreneurship" with a strong belief that hisfiduciary responsibility is to his client's checkbook and not his own.

Areas of Expertise

- Extensive background in multi-family investment sales having sold over 450 apartment buildings in his career.
- Extensive background in site research and development, as well as leasing of Industrial, Office and Retail space throughout Maine.

Activities & Affiliations

- Licensed Real Estate Agent since 1997
- CCIM (Certified Commercial Investment Member) since 2002
- US Army Combat Veteran having served from 1992-1996
- President-Maine Commercial Association of Realtors from 2016-2018
- Commercial Committee Member-National Association of Realtors 2017-2019
- 2007 Realtor of the Year, Maine Commercial Association of Realtors
- Board of Directors-Auburn Business Development Corporation
- KW Commercial "Newcomer of the Year" 2019

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