

FOR SALE

MIDCOAST RETAIL/OFFICE WITH 2-BR APARTMENT

164 WEST MAIN STREET, SEARSPORT, ME 04974



PROPERTY HIGHLIGHTS

- Well maintained retail and commercial building. Built 1986.
- Upstairs is a 2-bedroom residential apartment offering immediate income or owner/user flexibility.
- Highly visible location along Route 1 with large road sign.
- Daily traffic count: 9,400 cars (MDOT, 2023)

PRICE: \$395,000



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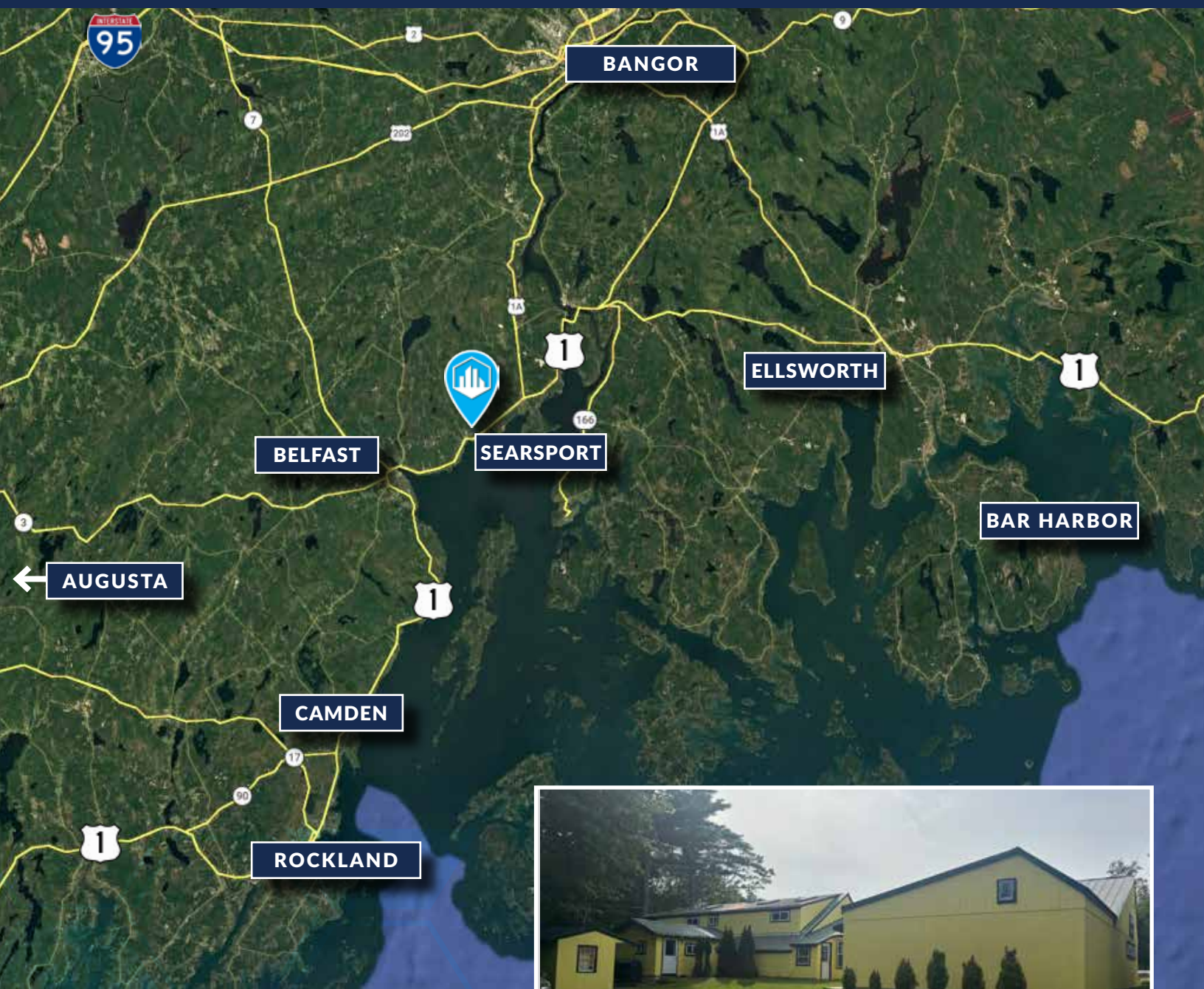
PROPERTY DETAILS

OWNER	La Rue Irrevocable Trust
ASSESSOR'S REFERENCE	Map 1, Lot 9-A, 9-B1
REGISTRY OF DEEDS	Book 2664, Page 258
YEAR BUILT	1986
BUILDING SIZE	4,400± SF
# OF STORIES	Two (2)
TOTAL LAND AREA	1.54± Acres
ROOF TYPE	Metal
ZONING	Residential 2 (R2)
HEATING/COOLING	Hot water baseboard, kerosene fuel
WATER	Public
SEWER	Private
RESTROOMS	Three (3)
PARKING	On-site, ten (10) spaces
LOT FRONTAGE	375' along Route 1
TRAFFIC COUNT	9,400 (MDOT, 2023)
DATE AVAILABLE	Immediately
HIGHWAYS, EXITS, AIRPORTS	On Route 1
AREA BUSINESSES	Anodyne Book Shop, Up-N-Smoke Fireworks, Starfish Greenhouse & Farm Stand and College Club Inn
ANNUAL REAL ESTATE TAXES	\$7,645.20 (2026)
SALE PRICE	\$395,000



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.