

MLS #: 1684520
Status: Active

County: Oxford
Property Type: Commercial

List Price: \$599,900
Original List Price: \$599,900



419 Main Street
Norway, ME 04268

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MLS#: 1684520



General Information

Year Built +/-: 1867	Lot Size Acres +/-: 0.26	Sqft Fin Total +/-: 8,307
Sub-Type: General Commercial		
Levels: Multi-Level		

Land Information

Leased Land: No	Waterfront: No	Zoning: Commercial
Surveyed: Yes		Zoning Overlay: No
Lot Size Acres +/-: 0.26		

Interior Information

Maximum Floor Capacity: 8,300	Total # Floors: 2	Year Built +/-: 1867
Total SqFt: 8,307	Ceiling Height +/-: 10	Retail SqFt: 3,000
		Warehouse SqFt: 5,000

Property Features

Utilities: Utilities On: Yes	Basement: Finished; Full; Unfinished; Walk-Out Access	Heat System: Hot Water; Radiator; Zoned
Building Features: Elevator Freight; Fire System; Internet Access Available; Loading Docks 1 - 4; Sprinkler - Dry; Storage	Construction: Masonry; Wood Frame Block; Brick/Mortar; Poured	Heat Fuel: Pellets
Parking: 11 - 20 Spaces; Gravel; On Site; On Street	Foundation Materials: Concrete; Stone	Water: Public
Location: Business District; Downtown; Historic District; Near Shopping	Exterior: Brick; Wood Siding	Sewer: Public Sewer
Electric: Circuit Breakers	Roof: Metal; Other; Shingle	
	Other Structures: Barn(s)	

Tax/Deed Information

Book/Page/Deed: 5270/346/All	Full Tax Amt/Yr: \$3,379/ 2025	Map/Block/Lot: 27/148-092
Deed/Conveyance Type: Quit Claim		Tax ID: NORV-000027-000000-000148-000092
Offered: w/Covenant		
Deed Restrictions: Unknown		

Remarks

Remarks: The Longley Building at 419 Main Street in Norway, Maine represents one of the most compelling small-market redevelopment opportunities in the state. Anchored in the heart of Norway's remarkably intact National Historic District, the property combines architectural significance, modern infrastructure, and substantial on-site parking—an extremely rare combination in a walkable downtown environment. With origins dating back to 1867 and a commercial legacy spanning nearly 150 years, the Longley Building is a designated contributing structure eligible for both Federal (20%) and Maine State Historic Tax Credits (35%-45%). These credits dramatically reshape the project's economics. Based on estimated Qualified Rehabilitation Expenditures, investors can offset 55%-65% of total construction costs, creating a capital stack where equity requirements are fully covered by tax credit proceeds. Few mixed-use projects in Maine offer this level of subsidy, and even fewer are located in a downtown with Norway's architectural integrity and demand profile. The proposed redevelopment plan envisions a vibrant mixed-use asset with 12 modern residential units and a long-standing retail storefront, leveraging the property's historic character while delivering the type of efficient, well-designed housing that Maine's housing market urgently needs. Vacancy rates in the region routinely fall below 3%, and newly built units in walkable village centers command premium rents. The pro forma demonstrates strong performance even under conservative assumptions, with stabilized operations supporting a healthy Debt Service Coverage Ratio and generating durable long-term cash flow. Beyond the numbers, the Longley Building offers something increasingly rare: a chance to invest in a historic downtown that is both culturally significant and economically ascendant. Norway's Main Street is one of the most authentic village centers in western Maine, surrounded by four-season recreation, and a vibrant cultu

LO: Everett Realty Group

Listing provided courtesy of:



Katelin (Kate) Bennett
Everett Realty Group
4 Park Street
Farmingdale, ME 04344
207-588-7430
207-588-7430
Kate@207realestate.com

Prepared by Katelin (Kate) Bennett on Monday, October 19, 2026 9:42 AM.

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