

FOR SALE • MIXED USE PROPERTY

49 Water Street • Wiscasset, ME



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6,500± SF MIXED USE BUILDING

- Family-owned property for over 70 years offering three income-producing commercial spaces and one charming residential unit.
- Located in the center of Wiscasset's historic village, this well-maintained building provides excellent visibility, steady foot traffic, and strong rental potential.
- Long-standing commercial tenants in place.
- The residential unit offers flexible use for owner-occupancy or added income.

SALE PRICE: \$999,000



PROPERTY SUMMARY

49 Water Street • Wiscasset, ME



Site Info

OWNER:	David Stetson
DEED:	Book 1483, Page 68
ASSESSOR:	Map U1, Lot 59
LOT SIZE:	0.06± AC
SIGNAGE:	On building
PARKING:	Street parking
ROAD FRONTAGE:	42'± on Water Street
TRAFFIC COUNT:	19,270± cars/day on Main St
ZONING:	Village Waterfront
PROPERTY TAXES:	\$ 6,752.98 (2025)

Building Info

BUILDING SIZE:	6,500± SF
SPACE BREAKDOWN:	Lower level: 2,500± SF 1st floor A: 1,000± SF 1st floor B: 1,000± SF Apartment: 2,000 ± SF
YEAR BUILT:	1800
CONSTRUCTION:	Wood-frame
ROOF:	Shingle
SIDING:	Wood siding
FLOORING:	Hardwood, laminate & tile
ELECTRICITY:	Circuit breakers
HVAC:	Forced Air; Heat Pump; Electric, Gas
UTILITIES:	Public water and sewer
KITCHEN:	Yes
RESTROOM:	One (1) on lower level Two (2) on 1st floor One (1) in apartment



RETAIL SPACE INFORMATION

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	Monthly Rent	Sqaure Footage	Lease Information	Notes
49 Water Street, Wiscasset		6,500± SF		
Waggin' Wagon	\$ 1,060.00	500± SF	7/1/2026-6/30/2029	Tenant pays heat/electric
Crystals	\$ 700.00	2,000± SF	3/1/2025-2/28/2028	100/Jan and Feb Electric Included Tenant pays heat
Art Gallery	\$ 1,150.00	1,000± SF	1/1/2026-12/31/2027	Electric paid by LL
Bookstore	\$ 1,150.00	1,000± SF	2/1/2025-1/31/2028	Electric paid by LL
Apartment	AirBNB	2,000± SF		Currently collecting \$79 per night



GROUND FLOOR PHOTOS

49 Water Street • Wiscasset, ME



PHOTOS

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ABOUT – WISCASSET

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Wiscasset

Wiscasset is a thriving and diverse community with unique assets and a fantastic infrastructure for a town of our size. Visitors can shop for anything from antiques to organic food, dine on the waterfront, explore nationally significant historical places, stay in first-class accommodations, and enjoy a myriad of recreational activities during their stay. Wiscasset truly is an incredible place to live, work, and play. See for yourself!

Living and working in Wiscasset embodies all of what life along the Maine coast should be, and so much more! Wiscasset boasts one of the State's most vibrant working waterfronts, buzzing with the summertime activities of lobster fishing, sport fishing, and clam and worm digging (National Geographic proclaimed Wiscasset the "Worm capital of the World.") It's a place where life slows to the ebb and flow of the tides of the Sheepscot and Back rivers. It's a place for waterfront dining, lazily kayaking the river, or quietly hiking the trails through one of the State's most prized scenic recreational areas. Both the community and the surrounding area are rich in heritage and cultural diversity, and they are home to thriving arts and artisan communities. Nearby are theaters, white sand beaches, world-renowned shopping centers, major concert venues, and sports arenas. Wiscasset offers something for everyone.

~ Town of Wiscasset Maine

5-MILE DEMOGRAPHICS

49 Water Street • Wiscasset, ME



7,074
Population

2.3
Average Household Size

49.3
Average Age



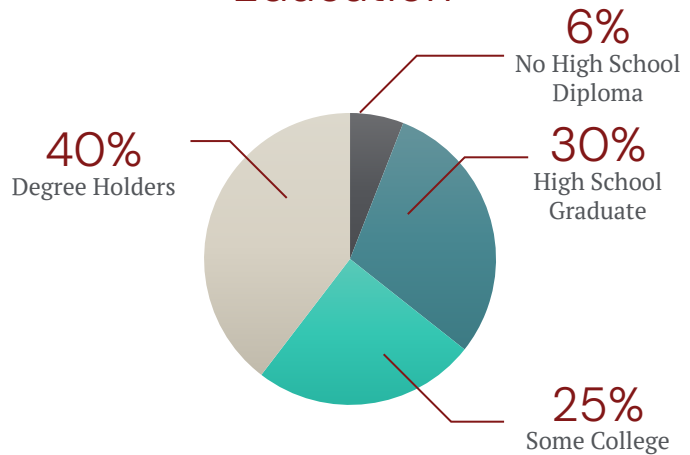
325
Total Businesses

2,226
Total Employees

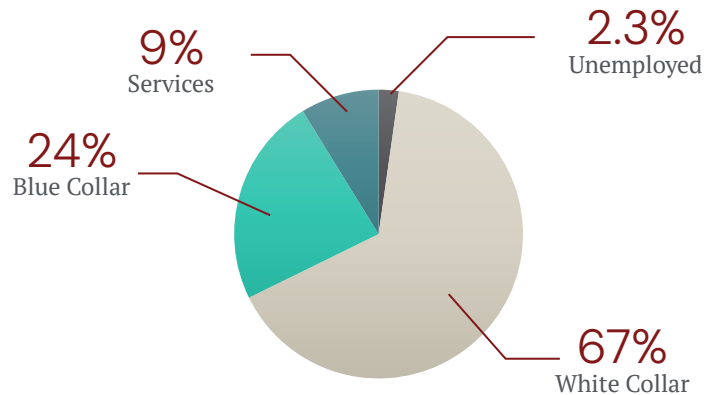


\$91,534
Average Household
Income

Education



Employment



LOCATION MAP

49 Water Street • Wiscasset, ME



NEARBY

DINE



Sprague's Lobster

TREATS

SHOP



SUBJECT PROPERTY

Sullivan Gallery

Red's

Rock Paper Scissors Store

Plain Goods

Waterlily Flowers

Wander Co.

TREATS

Akeir Brewing

Panacea

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