

FOR SALE • MIXED USE PROPERTY

17 Dodge Road • Edgecomb, ME



PRICE REDUCTION



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20,979± SF MULTI-BUILDING PROPERTY

- 16,153± SF barn being used for retail and manufacturing
- 3,842± SF multi-unit with 3 apartments
- 484± SF garage/workshop and 500± SF shed
- High visibility with large pylon sign and ample on-site parking

SALE PRICE: ~~\$1,800,000~~ \$1,700,000



PROPERTY SUMMARY

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Site Info

OWNER:	Twisted Iron Customs, LLC
DEED:	Book 5109, Page 291 (partial)
ASSESSOR:	Map U1, Lot 13
LOT SIZE:	10± AC
SIGNAGE:	Pylon and on building
PARKING:	Ample on-site
ZONING:	CGD – Commercial Growth District
PROPERTY TAXES:	\$10,965 (2025)

Building Info

BUILDING SIZE:	Barn: 16,153± SF Multi-Unit: 3,842± SF Garage: 484± SF Shed: 500± SF Total: 20,979± SF
YEAR BUILT:	Unknown; additions in 1986 & 2024
CONSTRUCTION:	Wood frame
ROOF:	Shingle
SIDING:	Vinyl
FLOORING:	Concrete & wood
CEILING HEIGHT:	16'±
ELECTRICITY:	Circuit breakers; 3-phase
HVAC:	None
UTILITIES:	Private water/sewer
RESTROOM:	Four (4)

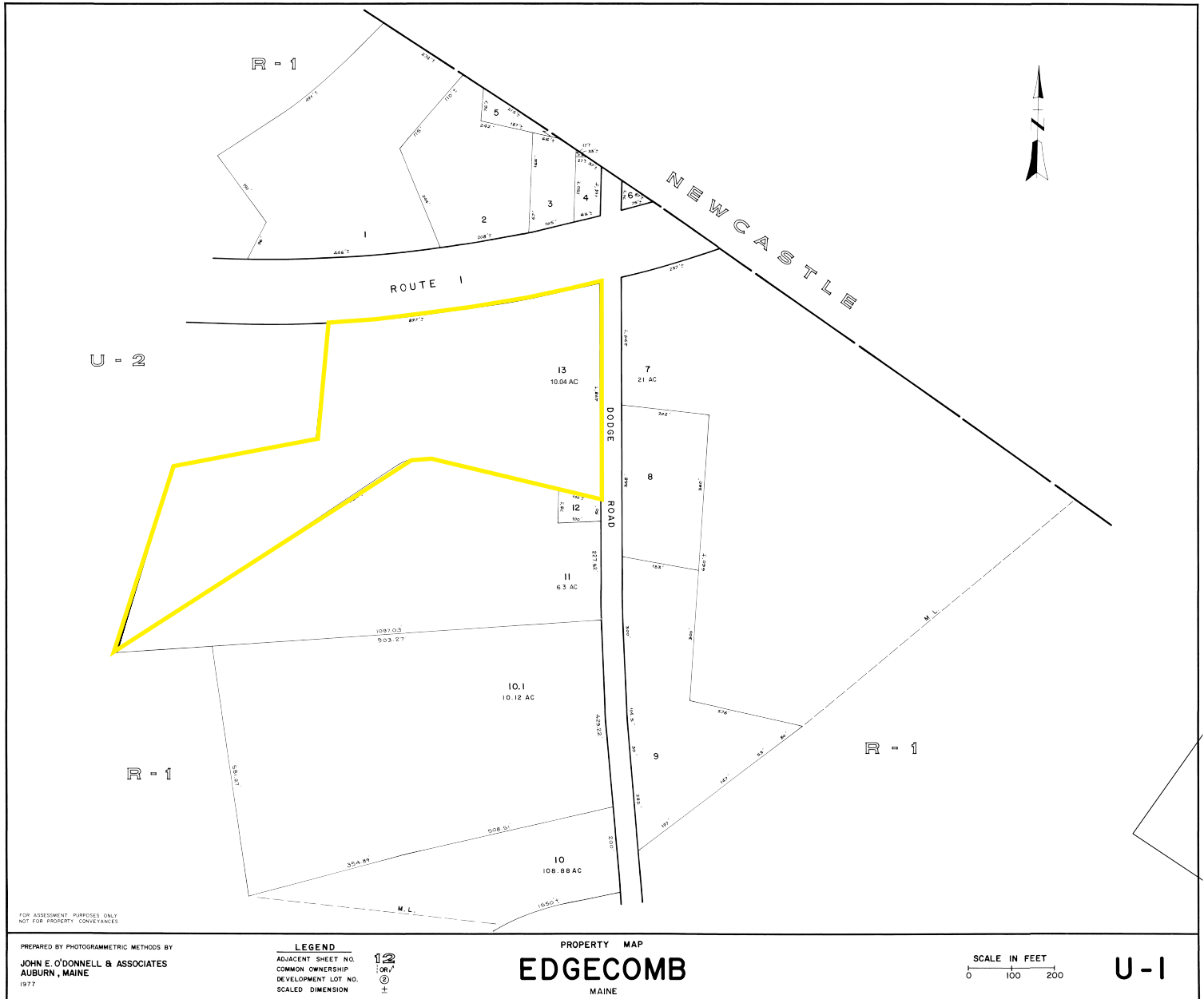


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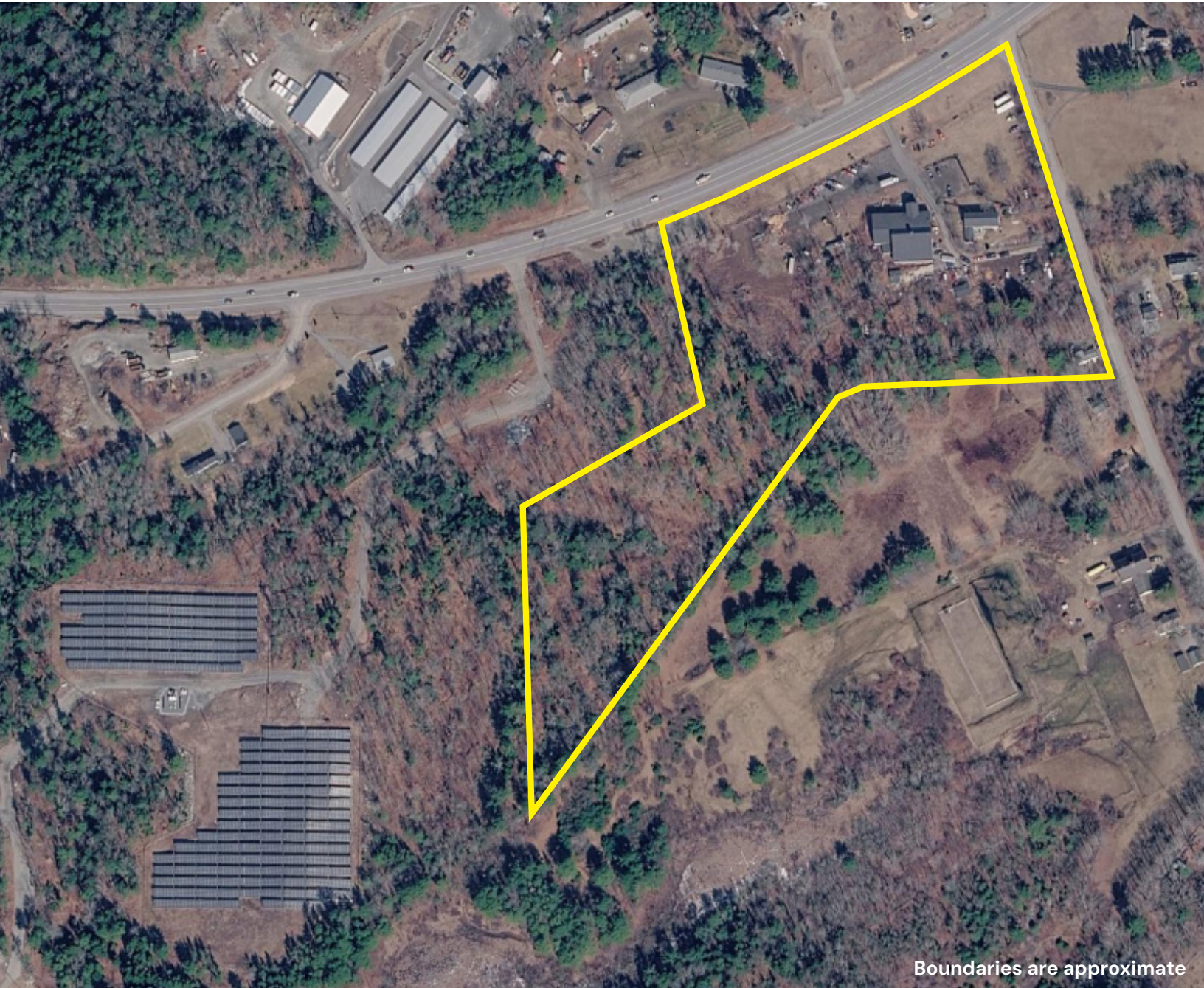
TAX MAP

17 Dodge Road • Edgecomb, ME



LOCATION MAP

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