

FOR SALE | MULTIFAMILY INVESTMENT OPPORTUNITY

56 WEBSTER STREET, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- Well-maintained three-unit multifamily in the heart of Lewiston, offering three (3) 2-bedroom, 1-bath layouts ideal for stable, long-term tenancy
- Fully vacant building ready for immediate lease-up or owner occupancy
- Convenient Lewiston location minutes from Bates College, St. Mary's Regional Medical Center, and many downtown amenities
- The property features washer/dryer hook-ups for unit 1 and 3, decks for each unit, & separately metered electric, while recent improvements include new flooring, & paint among other items



SALE PRICE: \$499,000


**THE BOULOS
COMPANY**

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PROPERTY DETAILS

OWNER	Joseph Masselli
ASSESSOR'S REFERENCE	Map 174, Lot 058
REGISTRY OF DEEDS	Book 1621, Page 223
YEAR BUILT	1940; renovated 2026
BUILDING SIZE	3,159± SF
NO. OF STORIES	Three (3)
TOTAL UNITS	Three (3); 2 bedrooms, 1 bath per unit Each unit has a front porch.
LOT SIZE	0.05± Acre
ZONING	NCA - Neighborhood Conservation A
HEATING/COOLING	Oil-fired hot water heat
UTILITIES	Municipal water & sewer
LAUNDRY	Washer-dryer hook-ups for units 1 and 3, washer hook-up for unit 2
COMMON AMENITIES	Full basement, 2 basement garage spaces
PARKING	Two (2), basement garage spaces
LOT FRONTAGE	35'
DATE AVAILABLE	Immediately
AREA BUSINESSES	Walgreens, CVS, Nouria, Ward's Neighborhood Market, Webbs Market, Hannaford, Pizza Hut, Sam's Italian Foods
ANNUAL TAXES	\$3,258.99 (FY 2025-26)
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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.