

Private Client Synopsis Report

232 Caterpillar Hill Road, Sedgwick, ME 04673

List Number: 1546616

County: Hancock

List Price: \$329,000

Status: Active

Property Type: Commercial

Original List Price: \$329,000

Directions: From Blue Hill village Rt 15 / Mines Rd toward Deer Isle. Left at Rt 176. Property on right 4.7 miles



General Information

Primary Use: Mixed Use

Year Built +/-: 2008

Surveyed: Yes

Road Frontage +/-: 336

Water Information

SqFt Finished Total +/-: 1,510

Leased Land: No

Lot Size Acres +/-: 3.5

Zoning: None

Tax/Deed/Community Information

Book/Page/Deed: 5951/ 227, 228/ Partial

Map/Block/Lot: 2/ 35

Full Tax Amount/Year: \$1,978/ 2021

Tax ID: SEDG-000002-000000-000035

Property Features

Parking: 11 - 20 Spaces; Gravel; On Site
Electric: Circuit Breakers
Gas: Bottled
Sewer: Septic Existing on Site
Water: Private; Well Existing on Site
Commercial Bldg Information: Total Units: 3; Traffic Count +/-: 3,210

Building Features: Internet Access Available
Construction: Wood Frame
Basement Info: None
Foundation Materials: Pillar/Post/Pier; Poured Concrete
Exterior: Vinyl Siding
Roof: Composition; Pitched; Shingle
Heat System: None
Cooling: None
Floors: Concrete; Vinyl; Wood
Accessibility: 32 - 36 Inch Doors; Level Entry; Other Bath
Amenities: Modifications

Remarks

Remarks: Formerly a take-out restaurant with mini-golf, this property offers great visibility on state Route 15 and potential to develop into multi-use commercial and residential. Improvements include 3 buildings with an equipped commercial kitchen and mini golf course. Drilled well and septic on site. Additional land and road frontage available subject to negotiation. This property had a successful business operation for about 20 years but closed in 2019 due to owner retirement

Listing/Agent/Office Information

Days On Market: 145
Pending Date:
Listing Member: George MacLeod 006238
Listing Member Email: mainemacleod@gmail.com
Listing Office: Maine Real Estate Brokerage 2807

List Date: 10/24/2022
Withdrawal Date:

Expiration Date: 10/15/2023
Agent Cell Phone: 207-944-8771
Agent Phone: 207-702-9146
Office Phone: 207-702-9146

Terminated Date:
Buyer Agency: 2.4%
Sub Agency:
Transaction Broker:

Listing provided courtesy of:

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Prepared by George MacLeod on Saturday, March 18, 2023 2:33 PM.

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