

Commercial/Industrial - PUBLIC SYNOPSIS



MLS#: 941069 **Status:** Current **Kickout:**No
 41 Cottage Street, Unorganized Somerset, ME 04478 **List Price:** \$ 875,000

Directions: Follow Route 6/15 through Greenville and follow toward Rockwood. Pass Rockwood Village signs and Cottage Lane will be on your right a mile or so beyond the village.

Neigh'd/Assoc: **Assoc. Fee /Mo:**

General/Land Information

Year Built+/-: 1910	Road Frontage+/-: 771	Surveyed/Seasonal: Unknown/No
Lot Size (Acr)+/-: 3.500		Water Body: Moosehead Lake, Lake
Zoning: Rural	Amt Wtr Frntge+/-: 377	WF Owned/Shared+/-: 377/0
WtrFrft: Yes	Class: General Commerci	Leases: No
#Units/Floors: 9/2		Annual Income:
Annual Expense:	Traffic Count+/-:	Max Floor Cap:
Ceil. Ht.+/-:	Retail SF +/-:	Office SF +/-:
Manfctring SF +/-:		Warehouse SF +/-:
SqFt Fin. Above Grade+/-: 2100	SqFt Fin. Below Grade+/-: 500	SqFt Fin. Total+/-: 2600
Source of Square Footage: Seller		

Remarks

Spacious 3 bedroom owners home, in-law apt, eight 2 bedroom 1 bath cabins. 3.5+/- acres with 377+/- feet of shore front on Moosehead Lake with views of Mt. Kineo. Great four season outdoor enthusiast's paradise and nice business to grow.

Property Features

Primary Use: Hotel/Motel
Secondary Use:
Sale Inc.: Inventory
Style: Bed & Breakfast, Cottage, Farmhouse, New Englander
Basement Info: Dirt, Finished, Full, Walk-Out
Construction:Wood Frame
Found Mtrls: Pier/Column/Posts, Poured Concrete
Exterior: Clapboard, Wood Siding
Roof: Shingle, Pitched
Heat System: Forced, Hot Air
Heat Fuel: Gas-Bottled, Oil
Water Heater: Electric
Cooling: No Cooling
Floors: Carpet, Vinyl, Wood
Amenities: 1ST Floor Bedroom, Deck, In-Law Apartment
Access. Amnties:

Site Information - NOTE: Check Detail Reports for complete list of Features.

Site: Open, Rolling/Sloping, Well Landscaped
Driveway: Gravel
Parking: 21+ Spaces, On Site
Location: Rural
Restrictions: No Restrictions
Rec. Water: Boat Mooring, Boat Slip, Deeded
View: Scenic
Roads: Paved, Public
Transportation: Major Road Access
Electric: Circuit Breakers
Gas: Bottled
Veh. Storage: 2 Car, Attached, Direct Entry to Living
Was Wtr Disp:Private, Septic Existing On Site
Water: Private, Well Existing On Site
Equipment:

Tax/Deed/Community Information

Book/Page/Deed: 1187/178/ **Full Tax Amount/Yr:** \$ 4,600 / (08-09)
School District: 60

Confidentiality Statement: No

Off Market Information

Information Provided by: The Swan Agency Sotheby's International Realty 600637

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