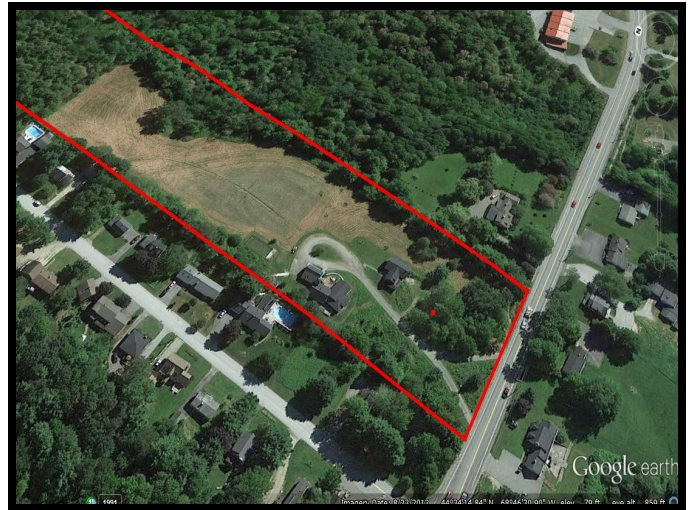


US Route 1, Bucksport Commercial Property Offering

Address:	148 US Rt 1 Bucksport, Maine 04416
Tax Map / Lot:	Map 2 / Lot 64
Area:	15.4 acres
Road Frontage:	280' per deed
Lot Depth:	2,400' per deed
Zoning:	C2 (commercial)
Tax Assessment:	\$467,356 @.013 mil rate
Current Use:	Residential / Undeveloped
Topography:	Level to sloped at road front
Ground cover:	40% field / 60% mixed tree growth
Utilities:	Public water and sewer
Traffic Count:	ADT 17,000 (municipal study)
Deed Reference:	Book 3739 Page 298 Hancock County Registry
Improvements:	• Gravel driveway • Public water and sewer connections • 1,500 sf ADA building currently used for physical rehab • 4 bed ADA residence w/ attached garage
Price:	\$499,000



Former planned site for nursing home, this is the only large commercial parcel with Route 1 frontage to come on the market in Bucksport in recent years. Current residential use includes 4 bedroom barrier-free home and a 1,500 sf ADA building currently in private use for physical therapy. Route 1 commercial frontage suitable for office, service business or retail. Back acreage and/or existing buildings may be sold or divided and retained to accommodate.



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