

# OLD TOWN GARAGE

1037 Wiscasset Road • Boothbay • 04537



\$750,000

Once the home of the Town office and public works department, this impeccably maintained building boasts a rare combination of work, storage, and office space. The main garage bays are heated, featuring 12' x 12' overhead doors, a vehicle lift, and a half bathroom. The building's second story is comprised of a large suite with three private offices, a conference room, a half bathroom, and open work space. A second, separate office rental adds 583sf. The shed addition off the building's north side features six unheated garage bays. Connected to public water and sewer, this high-visibility property will support a variety of uses in Boothbay's "Boothbay Village Center" zoning district. Available for sale for the first time in 30-years!



**Tindal & Callahan** Real Estate

32 Oak Street, Boothbay Harbor, ME 04538 • 207-633-6711

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<b>Price:</b>	\$750,000	<b>Taxes:</b>	\$4,005.27 (25-26)	<b>Style:</b>	Barn
<b>GLAAG:</b>	7,120 sq. ft. +/- (Public Record)	<b>Lot Size:</b>	0.24 Acres +/-	<b>Flood Zone:</b>	N/A
<b>Tax Map:</b>	U-18	<b>Lot #:</b>	3	<b>Zoning:</b>	Boothbay Village Center
<b>Waterfront/WaterView/Access:</b>	Nearby Public Access				

<b>Age:</b>	1925	<b>Siding:</b>	Wood Shingle
<b>Foundation:</b>	Concrete Block	<b>Water Supply:</b>	Municipal
<b>Basement:</b>	N/A	<b>Heating System:</b>	Oil Hot Water Baseboard; Oil Unit Heater; Direct Vent Heaters
<b>Sewer:</b>	Municipal	<b>Hot Water:</b>	Electric
<b>Garage:</b>	(2) 38' x 66' Heated Bays with 12' x 12' Doors, Plus (6) Unheated Bays	<b>Other Buildings:</b>	N/A
<b>Attic:</b>	Pulldown in Main Office	<b>Floors:</b>	Carpet and Vinyl
<b>Fireplace:</b>	N/A	<b>Deck:</b>	N/A
<b>Woodstove:</b>	N/A	<b>Porch:</b>	N/A
<b>Association Fees:</b>	N/A	<b>Furnishings:</b>	N/A

**Reception:** | 9'7" x 8'8" - with closet and carpeting

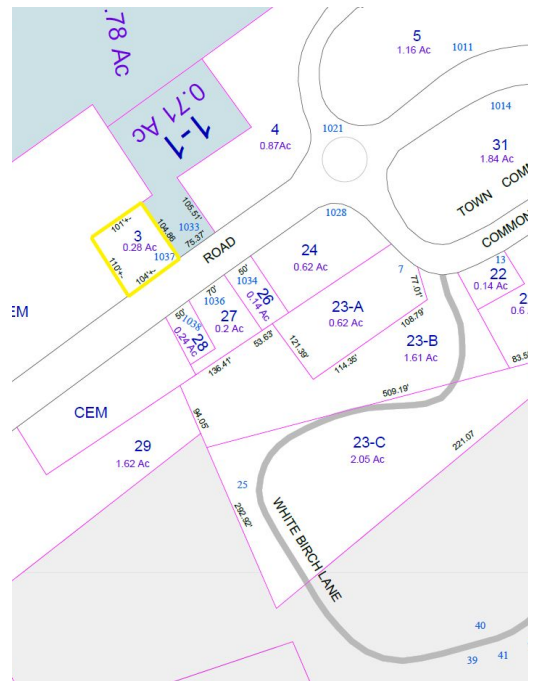
**Main Office Space:** | 30'1" x 26'8" - with beadboard wainscotting, utility closet, and carpeting

**Offices:** | 15'6" x 12' - with beadboard wainscotting and carpeting  
 | 12'7" x 12' - with beadboard wainscotting and carpeting  
 | 12' x 10'5" - with beadboard wainscotting and carpeting

**Conference Room:** | 26'10" x 16'9" - with carpeting

**Bathrooms: 2** | Bathroom: 8'1" x 5'1" - with sink vanity, closet, and vinyl flooring  
 | Common Bathroom: 7'3" x 5'8" - with sink vanity and vinyl flooring

**Small Office:** | 26'10" x 21'9" - with adjacent common bathroom and carpeting



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The information presented above is gathered from personal observation and interview with owner(s). Although believed to be accurate, this agency cannot and does not guarantee the accuracy. Prospective buyers are encouraged to seek clarification or additional information regarding any questions.