

FOR SALE • MIXED USE PROPERTY

17 Dodge Road • Edgecomb, ME



Cheri Bonawitz, CCIM

O 207.558.2122

C 207.240.6844

Cheri@malonecb.com

20,979± SF MULTI-BUILDING PROPERTY

- 16,153± SF barn being used for retail and manufacturing
- 3,842± SF multi-unit with 3 apartments
- 484± SF garage/workshop and 500± SF shed
- High visibility with large pylon sign and ample on-site parking

SALE PRICE: \$1,800,000



PROPERTY SUMMARY

17 Dodge Road • Edgcomb, ME



Site Info

OWNER:	Twisted Iron Customs, LLC
DEED:	Book 5109, Page 291 (partial)
ASSESSOR:	Map U1, Lot 13
LOT SIZE:	10± AC
SIGNAGE:	Pylon and on building
PARKING:	Ample on-site
ZONING:	CGD – Commercial Growth District
PROPERTY TAXES:	\$10,965 (2025)

Building Info

BUILDING SIZE:	Barn: 16,153± SF Multi-Unit: 3,842± SF Garage: 484± SF Shed: 500± SF Total: 20,979± SF
YEAR BUILT:	Unknown; additions in 1986 & 2024
CONSTRUCTION:	Wood frame
ROOF:	Shingle
SIDING:	Vinyl
FLOORING:	Concrete & wood
CEILING HEIGHT:	16'±
ELECTRICITY:	Circuit breakers; 3-phase
HVAC:	None
UTILITIES:	Private water/sewer
RESTROOM:	Four (4)

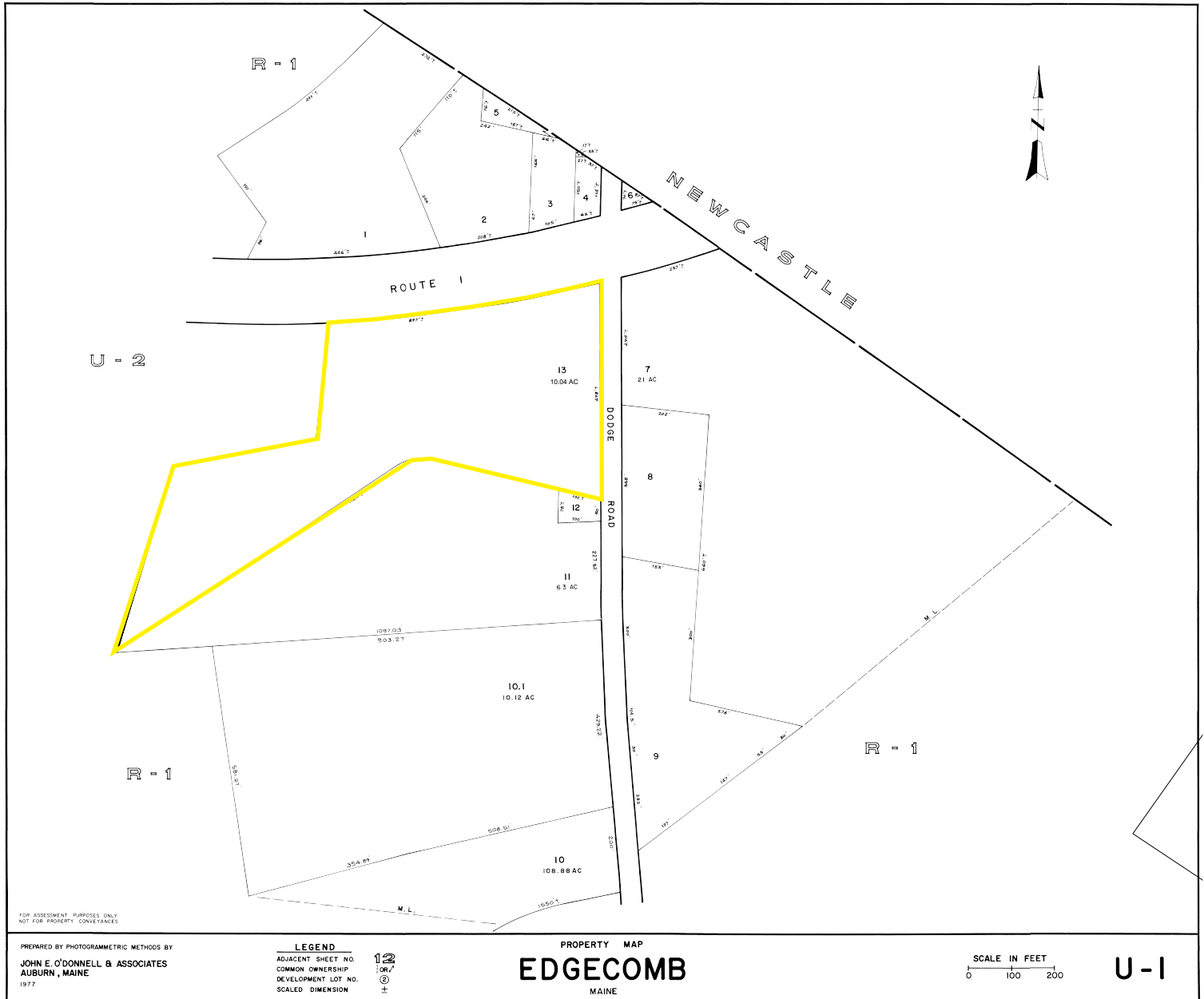


MALONE
COMMERCIAL BROKERS



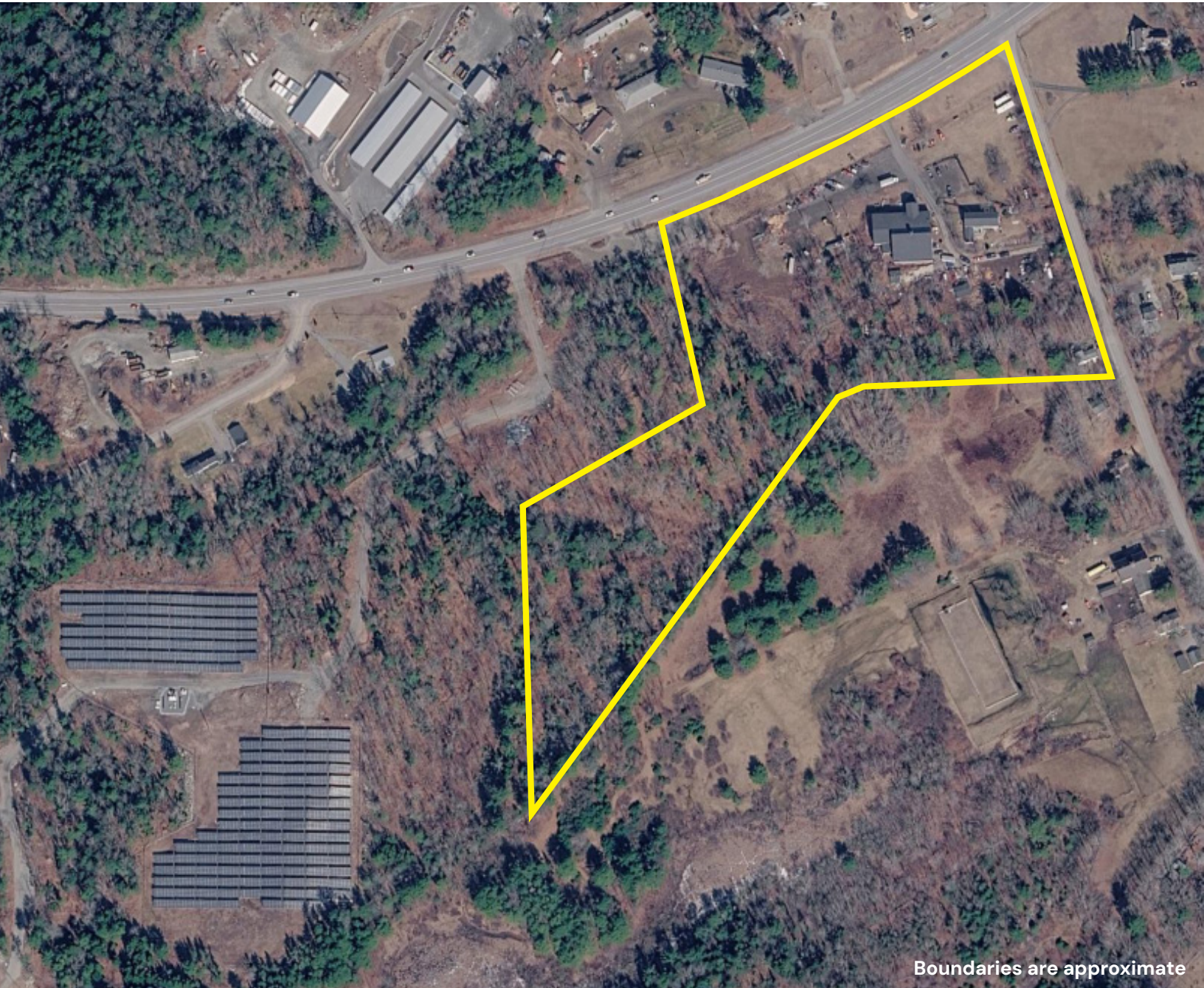
TAX MAP

17 Dodge Road • Edgecomb, ME



LOCATION MAP

17 Dodge Road • Edgecomb, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.