

Private Detail Report

MLS #: 1656965
Status: Active
Directions: GPS friendly

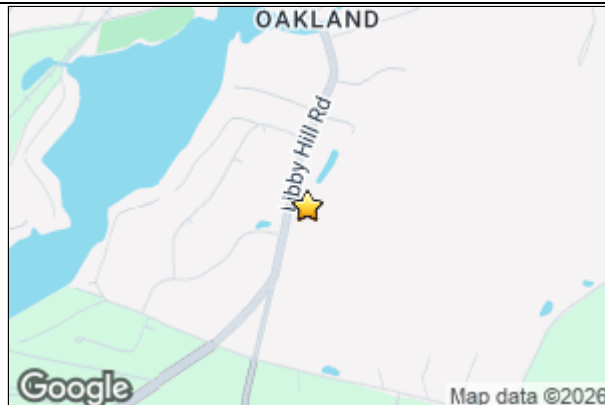
County: Kennebec
Property Type: Commercial

List Price: \$425,000
Original List Price: \$425,000



**82 Libby Hill Road
 Oakland, ME 04963-4855**

**List Price: \$425,000
 MLS#: 1656965**



General Information

Year Built +/-: 1979 **Lot Size Acres +/-:** 1.24 **Sqft Fin Total +/-:** 4,112
Sub-Type: General Commercial
Structure Type: Post & Beam
Levels: Multi-Level

Land Information

Leased Land: No **Zoning:** Commercial
Surveyed: Unknown **Zoning Overlay:** Unknown
Lot Size Acres +/-: 1.24 **Bank Owned REO:** No

Interior Information

Total SqFt: 4,112 **Year Built +/-:** 1979

Property Features

Utilities: Utilities On: Yes	Basement: Finished; Full; Slab	Heat System: Forced Air; Heat Pump
Parking: 11 - 20 Spaces; On Site; Paved	Construction: Wood Frame	Heat Fuel: Electric; Oil
Location: Business District; Near Shopping; Office Park	Foundation Materials: Poured Concrete	Water: Private; Well
Electric: Circuit Breakers	Exterior: Brick; Wood Siding	Sewer: Private Sewer; Septic Tank
Gas: No Gas	Roof: Shingle	

Tax/Deed Information

Book/Page/Deed: 15056/36-38/All **Full Tax Amt/Yr:** \$3,732/ 2025 **Map/Block/Lot:** 4//18-1
Deed/Conveyance Type: Quit Claim **Tax ID:** OAKL-000004-000000-000018-000001
Offered: w/Covenant
Deed Restrictions: Unknown

Remarks

Remarks: Versatile commercial property currently operating as a printing and embroidery business, offering a flexible layout ideal for a variety of uses. The second floor features a 3-bedroom apartment, currently being utilized by the business. Additionally, the full basement offers additional operating space or storage. This property is perfect for an owner-operator or an investor looking to offset expenses with rental income while running their business.

Showing Instructions: BrokerBay; Call Listing Broker; Email Listing Broker; Listing Agent Must Accompany; Text Listing Agent

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell	List Date: 04/08/2026	Expiration Date: 04/03/2027
Days on Market: 28	Withdrawal Date:	Pending Date:
Name: Francis Curran (022551)	Primary Cell: 207-878-7802	Fax:
LO: Harborview Properties, Inc. (2463)	Cell: 207-878-7802	E-mail: fcurran@harborviewproperties.com

Prepared by Francis Curran on Wednesday, May 06, 2026 11:23 AM.

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