

Real Estate Auction 19-156

3,000+/- SF Commercial Building/Store with (4) Apartments
2,148+/- SF Mechanics Garage - (7) Storage Units
24 Island Rd.

South Thomaston, Maine

Friday, September 6, 2019 at 11AM on Site



Real Estate: Consists of a 2+/- acre parcel with 298.85+/- ft. of frontage on Island Road. The site is level and adjacent to Spruce Head Marine with ample on-site parking. The property is improved with a (circa 2005) 3,000+/- SF commercial building, formally used as market and eatery on the first floor and (4) apartments on the second floor. The market is improved with an open concept retail area, stainless steel captive air hood, (6) door reach-in cooler with a Smartspeed

compressor, walk-in area, storage area, service counter, one bathroom and a small office area. The apartments are efficiency units with a kitchen/living area, 1-bath and a loft. The mechanics garage is a (circa 2010) 2,148+/- SF building comprising of a 768+/- SF office area with an overhead door and a 1,380+/- SF garage area with (3) 8'x10' overhead doors. The property is also improved with (7) 8'x10' storage units. Village 1 Zoning District. Reference Tax Map 2, Lot 36.



Preview: Thursday, August 22, 2019 from 10-11AM

Terms: A \$5,000 deposit to bid in CASH or CERTIFIED U.S. FUNDS, payable to the Keenan Auction Co., Inc., deposit to be increased to 10% of the bid price within 5 calendar days of the public sale, **30 day** closing, 10% Buyer's Premium. All other terms will be announced at the public sale. For a Property Information Package visit KeenanAuction.com or call (207) 885-5100 and request by auction # 19-156. Richard J. Keenan #236. Our 47th Year & 8,093rd Auction. **Sale in cooperation with Russ Wolfertz**

**Keenan
Auction
Company®**

Keenan Auction Co., Inc. 207-596-6433
1 Runway Rd.
So. Portland, ME 04106
207-885-5100
info@keenauction.com

