



**25 Exchange Street, Ashland, 04732, ME, Aroostook County**

3 Story Commercial Building - Convenience Store with 4 BR Apt. above store  
 UNDER CONTRACT 3 Story Commercial Building - Convenience Store with 4 BR Apt above!  
 Establish a first-floor business or convert to a fully residential property... First Floor: 11 door walk-in cooler, 2 cash registers, large counter/work spaces, kitchen equipment - pizza oven, fryer, and partial hood system. Second and Third Floor - 4 BR Apartment: Kitchen, Bath, Living Rm, 1 BR on 2nd Flr; 3 BR on 3rd Flr; Laminate Wood Floors Property Details: City Water/Sewer, HWBB Heating System - Inoperative - was frozen\* (see disclosure), 200 amp and 100 amp electrical entrance (circuit breakers), Metal roof and some asphalt shingles at rear, Insulated windows and doors, 3/4 basement - access by bulkhead door at rear. Zoning would allow building to be converted to full residential use

**BASE INFORMATION:**

Bedrooms : 4  
 Bath : 1.5

**LAND INFORMATION:**

Lot : 77' x 121'  
 Dimensions (+/-)  
 Total Acres : 0.27 (+/-)

**BUILDING INFORMATION:**

Exterior : Composite  
 Roof : Metal, some Asphalt  
 Flooring : Laminate Wood in Apt, Linoleum Tile in store (need replacement)  
 Number of Floors : 3

**CONVENIENCE:**