

45 acres General Development (Light Commercial-Residential) zoned land - build up to 25 dwellings



45 Acres

\$109,000

Hancock County, Maine

www.landresellers.com/properties/8eca83a9c31



Property Details

Property Types: Land, Residential, Commercial
State: Maine
County: Hancock County
City: Penobscot
Zip: 04476
Price: \$109,000
Total Acreage: 45
Property ID: ME_1169_HANC
Property Address: 0 North Penobscot, Penobscot
ME 04476, Penobscot, ME, 04476

APN: Pnbs M:13 L:23 PNBS-000013-000000-000023 /
09250_013-023-000 (1345882)
Dimensions: 1,960,200 sq.ft
GPS: 44.496867, -68.67681
Roads: paved, road access
Power: at street
Water: No current well
Sewer: No current sewer
Taxes: \$661
RV Policies: allowed per the city

45 acres GenDvlpmnt (Lite Comm-Resi) zoned vacant parcel - Penobscot, ME!

45-Acre Prime Land Parcel in Penobscot, Maine Your Canvas for Possibilities!

Welcome to a rare opportunity to own a stunning 45-acre vacant land parcel in the heart of Penobscot, Maine. This expansive property, located at N Penobscot Rd, is a blank canvas awaiting your vision. Zoned for general development, light commercial, and residential use, this versatile land offers endless possibilities for investment, development, or your dream escape.

Property Highlights:

Size: Sprawling 45 acres of pristine Maine landscape.

Zoning: General development, light commercial, and residential providing a flexible canvas for your vision.

Location: Nestled in the charming town of Penobscot, known for its scenic beauty and tranquil surroundings.

Accessibility: Conveniently located near major highways and on main roads

Natural Beauty: The property boasts picturesque views, lush greenery, and potential for private ponds or trails.

Development Potential:

Residential Oasis: Create your dream home or build a residential community surrounded by nature.

Commercial Ventures: Take advantage of the light commercial zoning for shops, services, or a unique business venture.

Investment Opportunity: With the flexibility of general development zoning, explore various investment possibilities.

Investor-Friendly:

Growth Potential: Positioned in an area with potential for economic and community growth.

Utilities: Easily connect to essential utilities for efficient development.

Zoning Information: General Development up to 25 dwellings able to be built, Light Commercial, Residential

Why Choose This Property:

Rare combination of size, zoning, and location.

Versatile land suitable for a variety of projects.

Invest in the future with a piece of Maines natural beauty.

Site Address: N Penobscot, PENOBSCOT, ME, 04476

County / State: ME-Hancock

Parcel Number: Pnbs M:13 L:23 / PNBS-000011-000000-000048 (1345777)

Parcel Size: 45.0 acres

Parcel Area: 1960200 sq ft

Zoning: General Development (approved light commercial and residential)

of Dwellings Allowed to be Built: 25 dwellings (for light commercial and residential)

Flood Zone: Not in the flood zone area

Electric: At street

Property Access: Road Frontage

Legal Description: N/A

Subdivision: NO SUBDIVISION

RV Parking / Living Allowed: Yes, RV Parking is allowed on the property - per the town - buyer to confirm!

Mobile Homes Allowed: Yes, Mobile homes are allowed on the property - per the town - buyer to confirm!

Farming Allowed: Yes, Farming is allowed on the property - per the town - buyer to confirm!

Livestock Allowed Yes, Livestock is allowed on the property - per the town - buyer to confirm!

Both Surface & Mineral Rights Included: Yes, Both surface & mineral rights included on the property - per the town - buyer to confirm!

Timber Rights Available: Yes, Timber Rights available on the property - per the town - buyer to confirm!

Annual Taxes: \$661 (2022)

HOA Fees / Name of HOA: N/A

Elevation: 61.7 feet

Elementary School: Penobscot Elementary School (2.6 miles)

Middle School: Blue Hill Consolidated School (10.9 miles)

High School: George Stevens Academy (10.8 miles)

Title Provided: Warranty Deed with Title Insurance

Seller Information



844-644-0882
info@usalandseller.com

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