

4 HODGE STREET

4 Hodge Street, Wiscasset, ME 04578-4021



OFFERING SUMMARY

SALE PRICE:	\$1,295,000
LOT SIZE:	0.69 Acres
YEAR BUILT:	1740
BUILDING SIZE:	7,500 SF
ZONING:	Village 2
MARKET:	Village 2
PRICE / SF:	\$172.67

PROPERTY OVERVIEW

Own a piece of history in this meticulously maintained 18th-century colonial farmhouse in Wiscasset! The house, built around 1734, is listed on the National Historic Register and was meticulously conserved to museum standards. 5 bedrooms, a parlor, dining room, keeping room, office, fireplaces throughout, and an updated kitchen are just a few unique amenities. The kitchen features high ceilings, granite countertops, and stylish Viking stainless steel appliances. Vegetable and perennial gardens and a timber frame garden house are located in the rear and side of the home. Conveniently located on Route 1 just blocks from the water, this home affords an amazing opportunity for an in-home business and is currently operating as the Wiscasset Antiques Center. Ample parking seals the deal! This home is a must-see for any history and antique lover!

PROPERTY HIGHLIGHTS

- National Historic Registered Farmhouse
- Conserved to Museum Standards
- In-home business
- Situated in the center of the "Prettiest Town in Maine"
- Walking distance to water

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

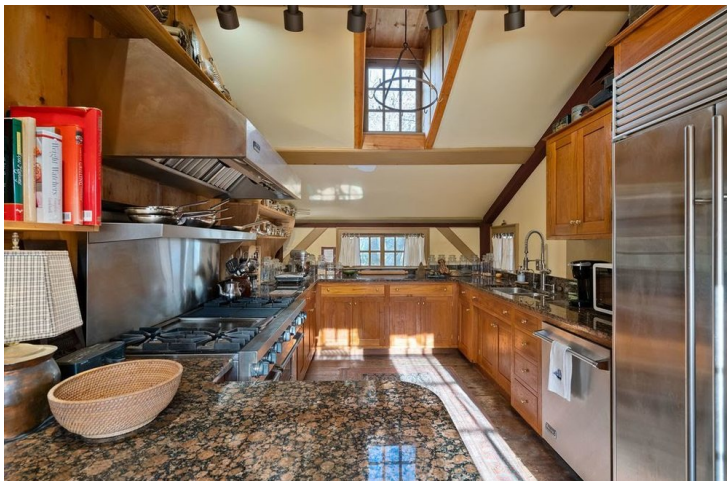
DAVID COSTELLO
Agent
O: 207.553.1332
C: 207.754.7494
dcostello@rockwaterme.com
ME #921524

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

4 HODGE STREET

4 Hodge Street, Wiscasset, ME 04578-4021



KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

DAVID COSTELLO
Agent
O: 207.553.1332
C: 207.754.7494
dcostello@rockwaterme.com
ME #921524

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE/RESIDENTIAL

4 HODGE STREET

4 Hodge Street, Wiscasset, ME 04578-4021



KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

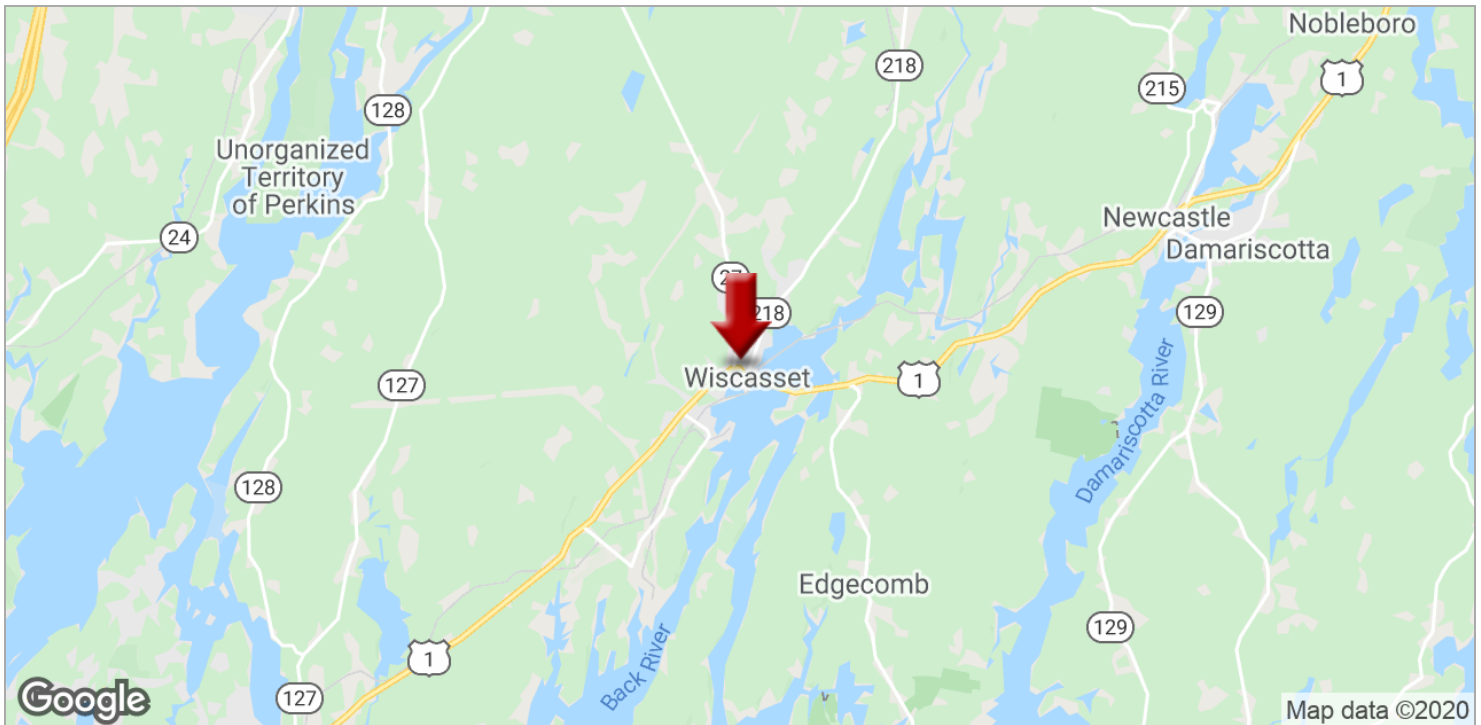
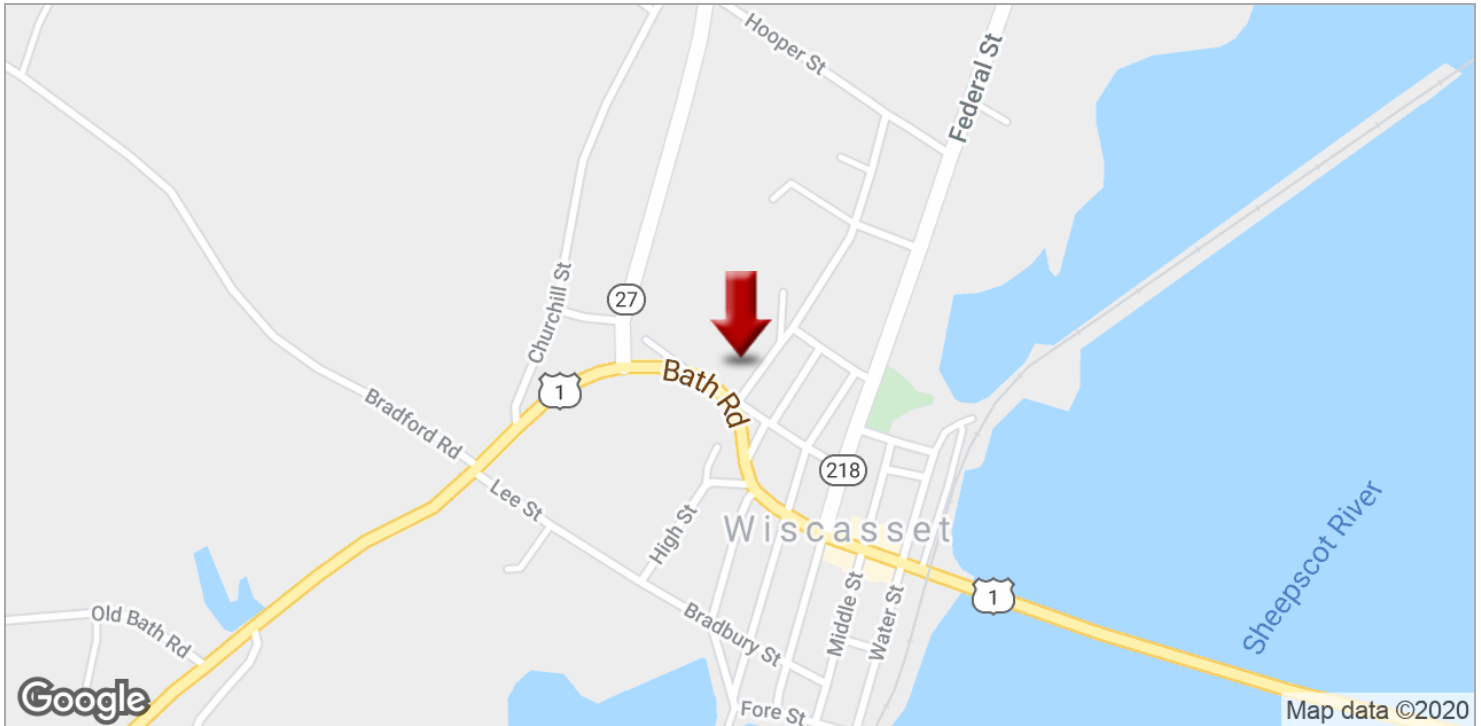
DAVID COSTELLO
Agent
O: 207.553.1332
C: 207.754.7494
dcostello@rockwaterme.com
ME #921524

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

4 HODGE STREET

4 Hodge Street, Wiscasset, ME 04578-4021



KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

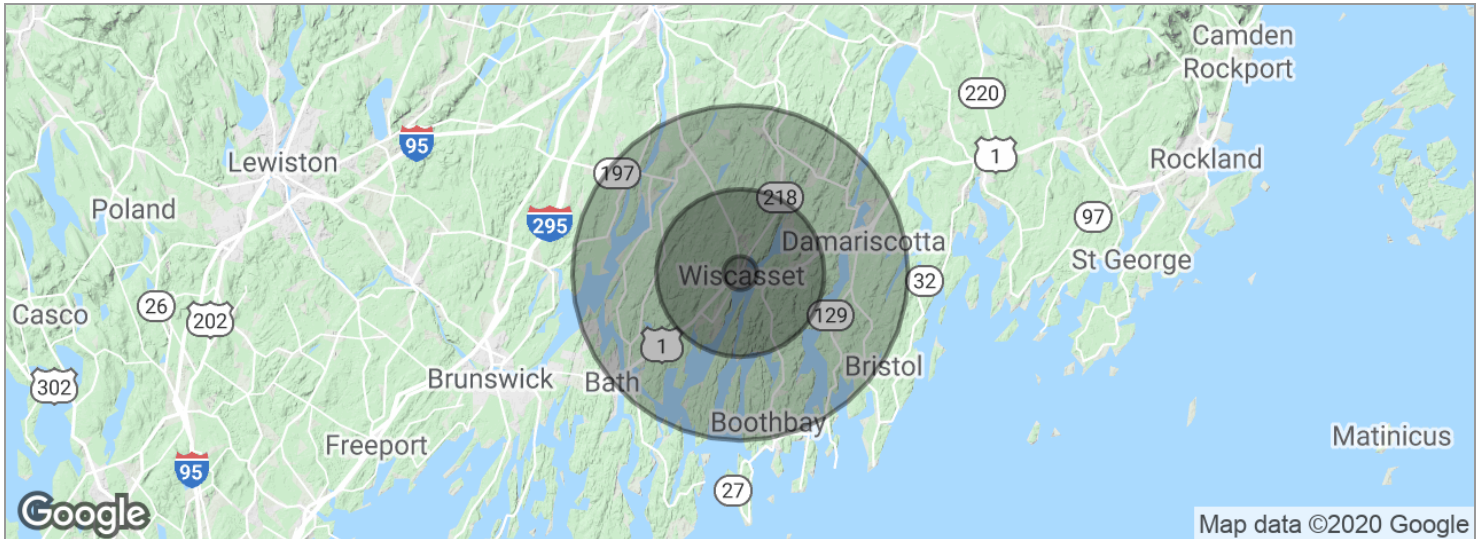
DAVID COSTELLO
Agent
O: 207.553.1332
C: 207.754.7494
dcostello@rockwaterme.com
ME #921524

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

4 HODGE STREET

4 Hodge Street, Wiscasset, ME 04578-4021



POPULATION	1 MILE	5 MILES	10 MILES
Total population	261	5,269	21,050
Median age	46.4	46.7	47.0
Median age (male)	46.0	46.5	46.6
Median age (Female)	46.6	46.6	47.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	114	2,326	9,346
# of persons per HH	2.3	2.3	2.3
Average HH income	\$58,509	\$61,059	\$61,647
Average house value			\$359,753

* Demographic data derived from 2010 US Census

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

DAVID COSTELLO
Agent
O: 207.553.1332
C: 207.754.7494
dcostello@rockwaterme.com
ME #921524

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

4 HODGE STREET

4 Hodge Street, Wiscasset, ME 04578-4021



DAVID COSTELLO

Agent

dcostello@rockwaterme.com

Direct: 207.553.1332 | Cell: 207.754.7494

ME #921524

PROFESSIONAL BACKGROUND

Dave Costello has been a business leader in the Greater Portland community for more than 30 years. He previously owned and operated Sun Media Group, whose holdings included companies from Southern, Central, and Western Maine. Within the industry his roles included buying, selling, managing, and developing businesses. In commercial real estate, he most recently worked with Daigle Commercial Group, specializing in the hospitality industry.

Dave has extensive experience in management, technology, marketing, and customer service. He brings excellent negotiation skills, a broad knowledge of the local business market, and a passion for helping people facilitate business goals. Dave is an innovative business leader who provides a broad scope of possibilities for his clients using a full range of professional resources.

Rock Water Group of KW Commercial offers business consulting and commercial real estate services to owners and family-owned businesses, backed by more than three decades in the Maine business market.

EDUCATION

BS Rochester Institute of Technology
MBA Husson University

MEMBERSHIPS

GPBR - Greater Portland Board of Realtors
MCAR - Maine Commercial Real Estate Association
NECPE- New England Commercial Property Exchange
NAR- National Association of Realtors

Greater Portland

50 Sewall Street Second Floor
Portland, ME 04102
207.879.9800

KW COMMERCIAL

50 Sewall Street,
Second Floor
Portland, ME 04102

DAVID COSTELLO

Agent
O: 207.553.1332
C: 207.754.7494
dcostello@rockwaterme.com
ME #921524

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com