

# Commercial - Camden, ME



57 Bay View Street, Camden, ME, 04843

Offered at \$950,000

There's nothing sweeter than an opportunity to own an income producing property in downtown Camden and this is literally the sweetest building in town. The award-winning candy store business and building, "Uncle Willy's" is being offered and awaiting its next proprietor. With frontage on Bayview St. and Frye St. this certainly is a prime location. With B1 Zoning, the first floor is limited to commercial usage and the 2nd floor can be used as either commercial or residential space. There's opportunity to expand the existing footprint with town approval, which opens up further potential for the property. Having done the heavy lifting with thoughtful renovations, code-compliant upgrades, and custom finishes, this is a turn-key operation. Be sure to see the list of improvements and prepare to feel like a kid in a candy store when you schedule your showing. Real Estate is available to purchase without the business for \$750,000. Business is available to purchase without real estate for \$200,000 with a lease option or move the business elsewhere.

|                   |
|-------------------|
| 0 Bedrooms        |
| 0 Bathrooms       |
| Unknown sqft sqft |
| Built: 1870       |



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