

GENDRON

COMMERCIAL BOSTON

FOR SALE



1 So. Waterboro Road Lyman, ME

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1 So. Waterboro Rd. Lyman, ME

Property Description

Historic Multi use Property (former Baptist Church)

1 So Waterboro Road, Lyman, Maine 04002

This multi-use property is located in the center of Lyman, Maine convenient to the cities of Biddeford and Sanford on state roads 5 and 35. The .78 acre site is improved with three buildings joined for easy access through and to each other.

Included is a charming 1,542 sf former church space with high ceilings and natural light. In addition is a cape style residence with two floors plus a multi-purpose space consisting of 1,675 sf. The entire property consists of 4,067 square feet.

Originally known as the First Baptist church of Lyman this property is highly visible at the corner of Routes 5 and 35 in the center of town. Having been established in 1788 the church members met in various locations and in 1855 erected a meeting house that was eventually moved to the current site in the year 1870 for worshippers.

A steeple was added in 1870 when the meeting house was moved to its current site and a son of Theodore Lyman (for whom the town is named) redeemed his father's promise to give a bell to the first church that erected a bell tower. It is said the bell was cast by one of Paul Revere's family.

The property would be suitable obviously for a house of worship, entertainment facility, childcare, or repurposed for multi-family housing.

For More Information:

Marc Brunelle

207-229-5156 or

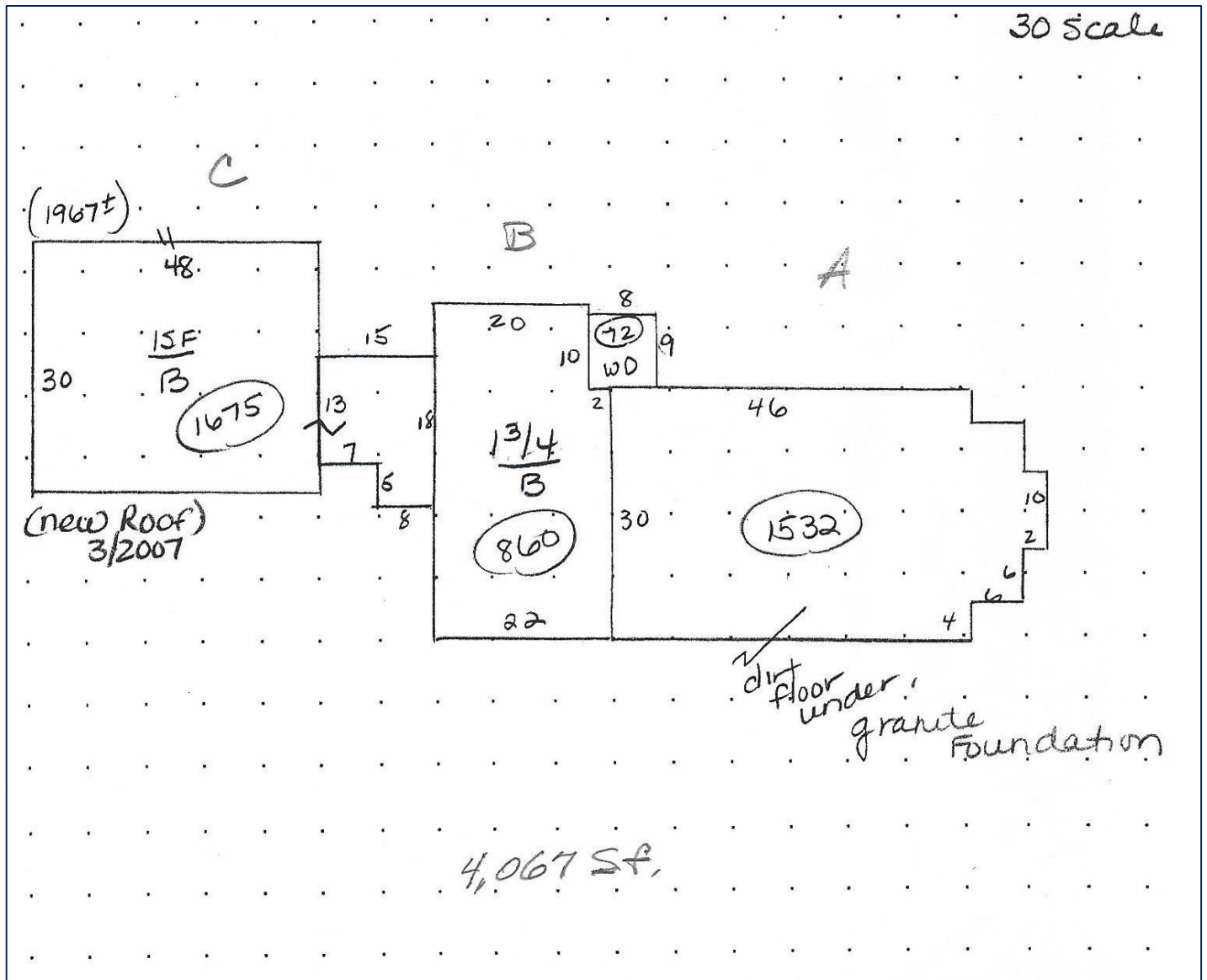
mrbcommercial@gmail.com

Property Address:	1 So. Waterboro Road Lyman, Maine	
Book/Page:	Book 14883, Page 27	
Description:	Former Lyman Baptist Church. This property comes with a 3-building components. A- Front (Church) Building, B-Small cape sytle living area and C-school house/classroom space in the rear. All three spaces are connected for each access throughout the property. Property has numerous potentially uses!	
Tax Map/Lot:	Tax Map 13, Lot 12	
Tax Assessments:	Lot 12	
	Land Value:	\$38,300
	Building Value:	\$207,000
	Total Value:	\$245,300
Real Estate Taxes (2018):	\$3,063.80	
Land Area:	0.78 Acres	
	1,532 sq.ft. (Church Space), 860 sq. ft. (small cape), 1,675 sq. ft. (School house)	
Building Area:	Total= 4,067 +/- Sq. Ft.	
Road Frontage:	240 Ft.	
Year Built:	1855+	
Sale Price:	\$295,000	
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<i>please call:</i>	Cell: 207-229-5156 or mrbcommercial@gmail.com	

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Floor Plan



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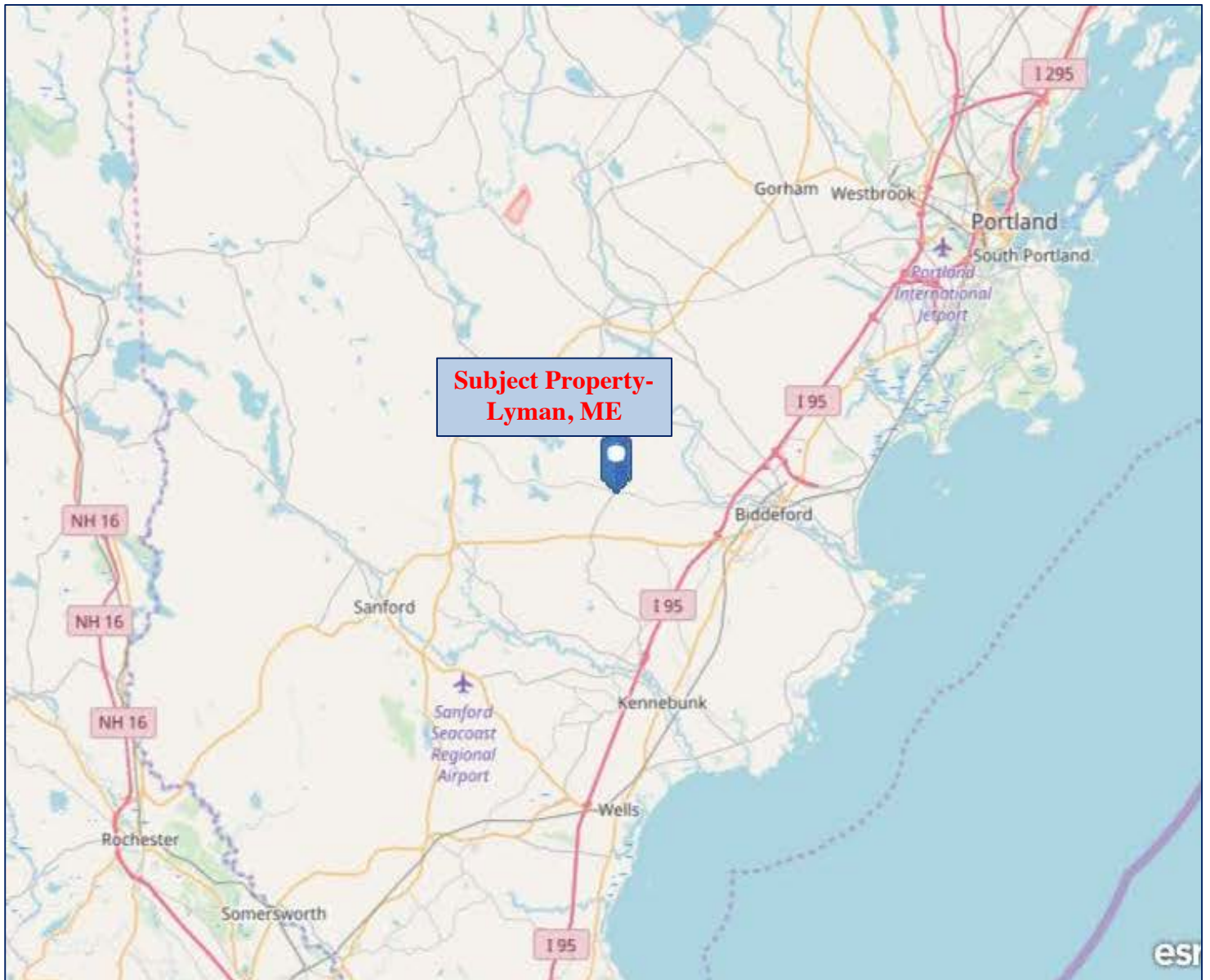
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Lyman Regional Map



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Property Photos



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