

COMMERCIAL BUILDING

Storage

57 Old County Rd N,
Enfield

New Furnace



\$92,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

08

MUNICIPAL CONTACTS

09

MAPS

13

PROPERTY DISCLOSURE

16

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

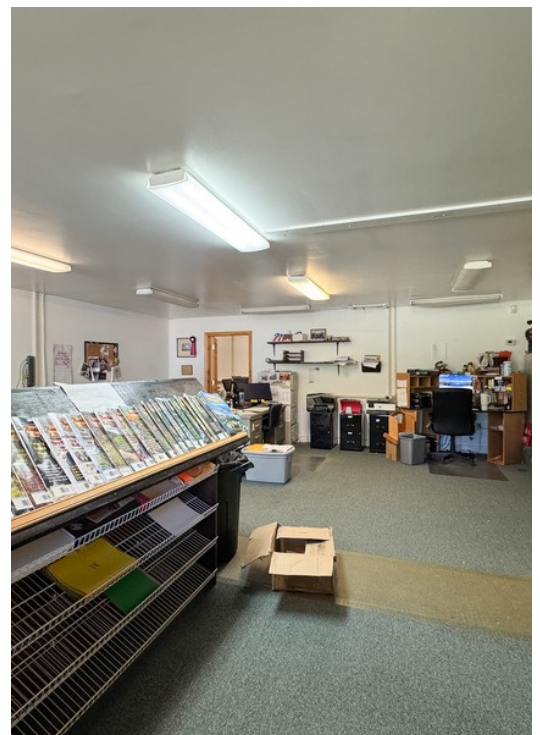
Located at 57 Old County Road North in Enfield, this versatile commercial property offers an excellent opportunity for a variety of business ventures. Formerly utilized as a magazine publishing building, the property features approximately 1,600± square feet of usable space situated on a 0.40-acre lot.

The building sits on a concrete slab foundation and has been updated with a new forced hot air (FHA) furnace, providing efficient heating for year-round use. The property is serviced by a drilled well and public sewer, offering the convenience of reliable utilities.

Conveniently located close to local amenities and with easy access to surrounding communities, this property presents endless possibilities for office space, light manufacturing, storage, workshop use, retail operations, or other commercial endeavors.

Whether you're looking to expand an existing business, establish a new enterprise, or invest in commercial real estate, this Enfield property is worth a look.

(800) 286-6164



www.lifestylepropertiesofmaine.com

Located in the town of Enfield, this commercial property is convenient to several gas stations, a hardware store, a local diner, a daycare facility, a doctors office, and several convenience stores. The Enfield town office is located approximately 4 miles away, and is open Monday through Thursday. The town dump is located approximately 3 miles from the property and is open Wednesdays and Saturdays from 8-4, and Sundays from 10-4.

One of the most desired lakes is located in the town of Enfield. Cold Stream Pond has a boat landing and public beach for those who love water recreation or a day of relaxing at the beach. Launch your boat and enjoy the fishing on one of the cleanest fresh water lakes around.



**Lifestyle
Properties
of Maine**





The closest larger town is Lincoln, which is just a 12 mile drive. Here you will find Penobscot Valley Hospital, several doctors offices, hardware stores, several restaurants, WalMart, two grocery stores, craft stores, real estate offices, and several lakes and rivers if you like water recreation.

This building is conveniently located just 1.5 miles from exit 217 of interstate 95. With just a 35 mile drive to Bangor, you are close at hand to Bangor International Airport, two large hospitals, several restaurants, doctors offices, movie theaters, and ample shopping.

Like what you see?
Scan to subscribe
to our monthly
newsletter





57 OLD COUNTY RD N, ENFIELD

PRICE

\$92,000

TAXES

\$1,367/2026

0.4± ACRES

BUILT IN 1986

1,600± SQFT

ROAD FRONTAGE 100FT

HOW FAR TO...



Shopping | Lincoln, 12± miles



Hospital | Lincoln, 12± miles



Airport | Bangor, 36± miles



Interstate | Exit 217, 1.5± miles



City | Bangor, 38± Miles



Boston | 269± miles 4 Hours
and 15 Minutes





Mariea Thurlow

ASSOCIATE BROKER | REALTOR®



207.403.3724 cell



207.794.6164 office



mariea@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Mariea's bio and
other listings



Testimonial:

'We haven't bought a house yet, as I write this review. But Mariea Thurlow is working hard for us—above and beyond, as the expression goes. We are in California trying to go home to Maine, which means her driving about and offering virtual property walkthroughs by phone. She is a trooper. My wife and I also watch all the video tours as they are posted to the YouTube channel. They are an amazing resource for people like us trying to move from "away", as some Mainers might say.'

Joe Wilcox



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Howland Fire Dept.
(207) 732-7195

Town Office

789 Hammett Road
(207) 732-4271
Mon-Thurs 7AM - 5PM

Tax Assessor

Travis Roy
(207) 732-4270

Code Enforcement

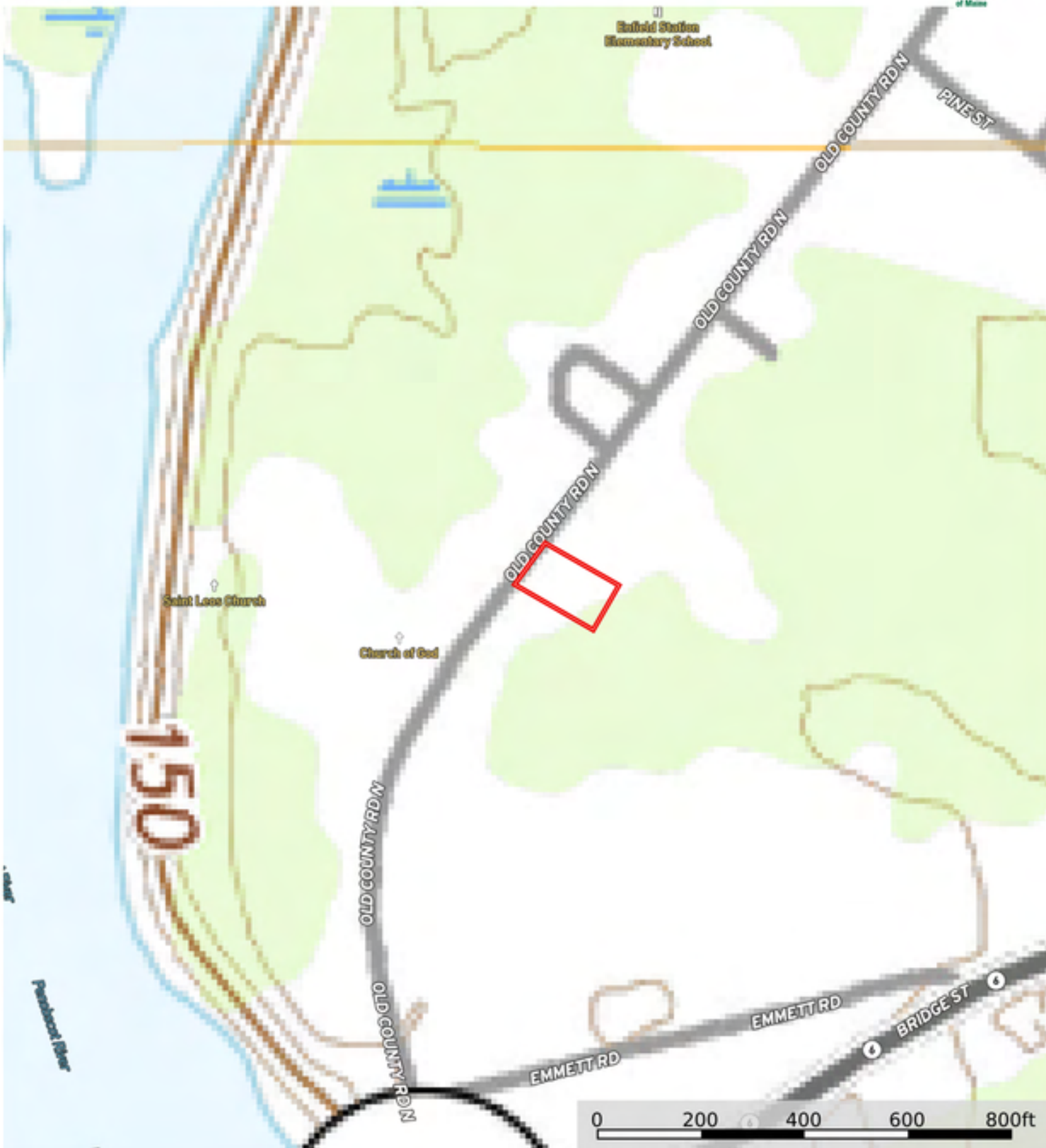
Nelson Cramer
(207) 732-4270



Boundary

57 Old County Rd N

Maine, AC +/-



Boundary

57 Old County Rd N

Maine, AC +/-



Boundary



APR 1 - 2021

PROPERTY MAP
TOWN OF ENFIELD
FARMINGTON COUNTY, MAINE
JAMES W. BERRILL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 100 FEET

For Assessment Purposes
Not to be used for Conveyance

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 57 Old Couny Road North, Enfield,

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- ☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.
- ☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility ☐ has ☐ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

no known hazardous materials

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

chipping/peeling paint

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____ Seller Initials VPR _____

PROPERTY LOCATED AT: 57 Old County Road North, Enfield,

SECTION IV. ACCESS TO THE PROPERTY

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Seller

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

PROPERTY LOCATED AT: 57 Old County Road North, Enfield,

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 2303840010A Year: 1991 (Attach a copy)Comments: No digital data availableSource of Section V information: Seller/msc.fema.gov

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Vaughn Paul Reynolds, Owner 05/19/2026
 Seller Date
 Vaughn P Reynolds, Owner Northwoods Publications

Seller Date

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



WARRANTY DEED
(06-02825L)

FREDERICK C. NASH, of Four Oaks, North Carolina, for consideration paid,
GRANTS to NORTHWOODS PUBLICATIONS, LLC, a duly organized limited
liability company with a mailing address of P.O. Box 195, Enfield, Maine 04493, with
WARRANTY COVENANTS, two certain lots or parcels of land, together with the
buildings thereon, situate in the Town of Enfield, County of Penobscot, State of Maine,
being bounded and described as follows:

FIRST PARCEL: Said parcel lying on the East side of the State Road, commencing at
the Southwest corner of the John Graham lot; thence running easterly along the Graham
lot line One Hundred (100) feet to a point; thence running southerly parallel with the
State Road One Hundred (100) feet; thence running westerly parallel with the first
boundary line One Hundred (100) feet to the line of the State Road; thence northerly
along the easterly line of said Road One Hundred (100) feet to the point of beginning.

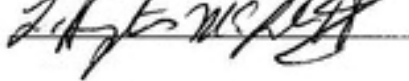
SECOND PARCEL: Situate East of the East side of the highway which leads from the
Howland-West Enfield bridge to South Lincoln, commencing at a point One Hundred
(100) feet, more or less, East of said highway, at the Northeast corner of the so-called
Elmer Rollins lot; thence easterly, parallel with a portion of the South line of the so-
called John Graham lot, for a distance of Seventy-five (75) feet, to the Northwest corner
of the so-called Herbert Lancaster lot; thence southerly, parallel with a portion of the
West line of said Lancaster lot, for a distance of One Hundred (100) feet, to an iron stake;
thence westerly, for a distance of Seventy-five (75) feet, parallel with the North line of
the so-called Donald Mott lot, extended as of March 20, 1986, to the Southeast corner of
said Rollins lot; thence northerly, for a distance of One Hundred (100) feet, parallel with
the line which originally established the West line of said Rollins lot to the point of
commencement.

Being the same premises described in the deed from William A. Jipson and Carleen M.
Jipson to Frederick C. Nash dated March 21, 1995, recorded in Book 5993 Page 220,
Penobscot County Registry of Deeds.

WITNESS my hand and seal this 17 day of July, 2006.

Signed, Sealed and Delivered

In the Presence Of




Frederick C. Nash

SEAL

STATE OF NORTH CAROLINA
So COUNTY, ss

July 17, 2006

Personally appeared before me, the above named Frederick C. Nash and acknowledged the foregoing instrument to be his free act and deed.

J. Hampton McLamb II
 Notary Public

L. Hampton McLamb II
 Print Name

my commission
 Expires 10-4-09

SEAL

Maine Real Estate
 Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
 Register of Deeds



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client