VERSATILE COMMERCIAL SPACE

0.24± Acres	**14 Depot St, Mattawamkeag**	Built in 1883



$145,000

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Table of CONTENTS

03 PROPERTY DETAILS & DESCRIPTION

06 MEET YOUR AGENT

07 MUNICIPAL CONTACTS

08 MAPS

14 PROPERTY DISCLOSURE

17 DEED







United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Photography by Mayhem Media

Bring your vision to 14 Depot Street in Mattawamkeag, Maine! Offering nearly 3,000 square feet of space on a 0.24± acre lot with approximately 104 feet of frontage on Depot Street, this distinctive property provides a flexible layout with plenty of possibilities for its next owner.



The approximately 2,864-square-foot building offers a spacious main level featuring an 8' x 12' office, a 12' x 20' walk-through/preparation area, a 28' x 14.5' classroom, an expansive approximately 1,230-square-foot sanctuary, and a half bath. Downstairs, you'll find a 24' x 13.5' kitchen, a 12' x 30' dining hall, a 10' x 9' storage room, and a utility room, providing valuable additional space for gatherings, storage, food preparation, or a variety of other needs.



Several important improvements have already been completed. A new oil-fired forced hot air furnace was installed in 2020, along with new front entry steps and an accessibility ramp. Other improvements in recent years include replacement of the belfry roof, vinyl siding, a metal roof, and a dropped ceiling in the sanctuary. The property is served by Versant Power, public sewer, and a drilled well.

Located in the small northern Penobscot County community of Mattawamkeag, the property sits in a town whose motto, “Where Two Rivers Meet,” reflects its setting at the confluence of the Mattawamkeag and Penobscot Rivers. The community has a rich railroad history dating to the 1800s, when Mattawamkeag became an important connection point for rail transportation between Maine, Canada, and beyond.

Outdoor recreation is close at hand. Mattawamkeag Wilderness Park offers camping, trails, and scenic river frontage, while nearby ATV and snowmobile trails provide additional opportunities to explore the region. The Mattawamkeag River and Penobscot River are both prominent features of the area, with the Penobscot well known for its bass fishing opportunities.









UTILITIES

TRASH REMOVAL
ANSWER

ELECTRIC COMPANY
ANSWER

HEATING COMPANY
ANSWER

WATER
PRIVATE; WELL

SEWER
PUBLIC SEWER

INTERNET PROVIDER
ANSWER

For everyday services, Lincoln is approximately 13.5 miles away for shopping , groceries, hardware, building supplies and restaurant. Bangor is approximately 62 miles away, with Bangor International Airport about 63 miles from the property. Interstate 95, Exit 227, is approximately 18 miles away.

With nearly 3,000 square feet, large open gathering areas, kitchen and dining facilities, office and classroom space, this unique building offers dozens of possibilities for a buyer with imagination. Whether considered for continued community or institutional use, meeting or event space, residential use, studio space, offices, a restaurant or another creative concept, the property provides an affordable opportunity to bring a new project to life in Mattawamkeag.

Like what you see?
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newsletter



14 DEPOT ST, MATTAWAMKEAG

PRICE **$145,000**

TAXES $EXEMPT/2025

0.24± ACRES **BUILT IN 1883**

2,864± SQFT













HOW FAR TO...

- Shopping | Lincoln, 13.5± miles
- Hospital | Lincoln, 15± miles
- Airport | Bangor, 63± miles
- Interstate | Exit 227, 18± miles
- City | Bangor, 62± Miles
- Boston | 295± miles 4 Hours 36 Minutes



Carmen McPhail

ASSOCIATE BROKER | REALTOR®

207.290.0371 cell

207.794.6164 office

carmen@lifestylepropertiesme.com

113 W Broadway Lincoln, ME 04457

Scan to view Carmen's bio and other listings

Testimonial:

'A note to say thank you for all of Carmen`s efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

Steve Day

@uclifestylepropertiesme

@uclifestylepropertiesme

@lifestyleproperties

@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police	County Sheriff 911
Fire	Mattawamkeg FD 911
Town Office	327 Main Street M,W,F 8:00 - 4:00 (207) 736-2464
Tax Assessor	Hamlin Associates (207)-876-3300 hamlinassociatesinc@gmail.com
Code Enforcement	Dwight Tilton 207.794.4434

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.

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United Country Lifestyle Properties of Maine

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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*

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: **14 Depot Street, Mattawamkeag, ME 04459**

SECTION I. UNDERGROUND STORAGE TANKS

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

[X] 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

(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:

None Known

(attach additional sheets as necessary)

 Buyer Initials ____ ____ ____ ____ Seller Initials VV KG 7/15/21

PROPERTY LOCATED AT: **14 Depot Street, Mattawamkeag, ME 04459**

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? ..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): _____

Source of information: _____

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 [X] No [ ] Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] 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 [X] No [ ] Unknown

If Yes, indicate the date of each payment: _____

 Buyer Initials ____ ____ ____ ____ Seller Initials VV KG

PROPERTY LOCATED AT: **14 Depot Street, Mattawamkeag, ME 04459**

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: **2301740010A** Year: **5/4/1988** (Attach a copy)

Comments: **area not currently mapped by FEMA**

Source of Section V information: **FEMA flood service maps**

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

Seller	9/15/26 Date	Seller	09/15/2026 Date
Mattawamkeag United Methodist Church			
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

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Signed, Sealed and delivered in presence of
Laurie J. Carter
George R. Thurlough

George H. Carter (LS)
Eliz- A. Carter (LS)

Penobscot, ss. June 7.th 1879. Personally appeared the above named George H. Carter and acknowledged the above instrument to be his free act and deed

Before me, George R. Thurlough
Justice of Peace. (LS)

Received, June 21. 1879. 7.h 45.m A.M. Entered and compared
By Amos B. Dandy Regr.

Smith to Trus. M. E. Church Mattawamkeag

Know all men by these Presents.

That I, Asa Smith of Mattawamkeag, County of Penobscot & State of Maine in consideration of Ten Dollars paid by Trustees of the M. E. Church at said Mattawamkeag, namely Asa Smith, J. H. Hamilton & D. S. Parker of Mattawamkeag the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Trustees in trust that said premises shall be used, kept, maintained & disposed of as a place of divine worship for the use of the ministry & membership of the Methodist Episcopal Church in the United States of America subject to the Discipline, usage & ministerial appointments of said Church as from time to time authorized & declared by the General Conference of said Church & the Annual Conference in whose hands the said premises are situated their successors & assigns forever a certain lot or parcel of land situated in Mattawamkeag, bounded as follows viz: Commencing at the South East corner of Tavern lot formerly Deeded to George Parks now occupied by Strattons, and on the road leading to the Depot of the E. & No. A. Railway Co. thence running North 27° 30m East 100 feet on the line of said lot to a Stake, thence South 60° East 100 feet to a stake, thence South 27° 30° West 100 feet to a stake on the line of said road, thence Westerly on the line of the said road 100 feet to the first named bounds as surveyed by Samuel W. Saunders. The Grantees to build and maintain a good and lawfull fence on the two exterior lines of said lot that now have no fence.

To Have and to Hold the aforegranted premises, with

tees as aforesaid their successors and assigns, forever
And I do covenant with the said Grantees their success-
sors and assigns, that I am lawfully seized in fee of the
premises; that they are free of all incumbrances; that I
have good right to sell and convey the same to the said
Grantees and that I and my heirs shall and will war-
rant and defend the same to the said Grantees, their
successors, heirs and assigns forever, against the lawful
claims and demands of all persons.

In Witness Whereof, I the said Asa Smith and Louisa
Smith wife of the said Asa Smith in token of her release
of all right of Dower in the granted premises, have here-
unto set our hands and seals this twenty fourth day of
April in the year of our Lord one thousand eight hundred
and seventy nine.

Signed, Sealed and delivered
in presence of
John H. Bennett

Asa Smith (L.S.)
Louisa Smith (L.S.)

Penobscot ss. Wmn, May 1st 1879. Personally appeared
the above named Asa Smith and acknowledged the above
instrument to be his free act and deed.

Before me, Ambrose Dennis
Justice of the Peace.

Received, June 19. 1879. 11h 20m A.M. Entered and compared
By Amos B. Hardy Regr.

Webber
to
Nicols

Know all men by these Presents.
That I F. R. Webber of St. Albans in Somerset County in
consideration of Thirty five dollars, paid by **Julian Nicols**
the receipt whereof I do hereby acknowledge, do hereby give
grant, bargain, sell and convey unto the said Nicols his
heirs and assigns forever, a certain lot or parcel of land
situated in **Corinna**, Penobscot County, bounded & des-
cribed as follows, North by land owned by Buchanan
Fisher & Mr. B. Fiske East by land owned by Widow Sid-
ney & Mr. Blanchard; South by land occupied by Abial
Lancaster & Richard Lincoln & West by the town line
between Corinna & St. Albans containing twenty acres
more or less & being same conveyed to me by William S.

CERTIFICATE OF SUCCESSION

For

14 Depot Street, Mattawamkeag ME 04459-0243

NOW COMES, Rev. Rick McKinley, and first being duly sworn, states as follows:

1) That he serves as the District Superintendent of the Katahdin District of the New England Annual Conference of the United Methodist Church and is an ordained clergy of the United Methodist Church.
2) As such, he is familiar with certain provisions of the *Discipline* of the United Methodist Church (i) concerning its history and succession of interests in its local churches, and (ii) concerning the use and disposition of real estate owned by the Conference and its local United Methodist Churches.
3) That the *Discipline* of the United Methodist Church contains an "Historical Statement" from which the following information is gathered:
   (i) That local churches often begin as "societies" which then affiliate with the church structure. These societies are governed by the *Discipline* of the church. They can operate as unincorporated societies governed by a Board of Trustees, or they can be incorporated under local law.
   (ii) That the Methodist Episcopal Church was founded in 1784.
   (iii) That in 1939, the Methodist Episcopal Church became the Methodist Church.
   (iv) That in 1968, the Methodist Church became the United Methodist Church.
4) Attached hereto are true and accurate copies of provisions of the 2020/2024 (the most current) *Discipline* of the United Methodist Church.
5) That under said provisions, the real and personal property of local United Methodist Churches which are declared closed or abandoned come under the control and supervision of the Board of Trustees of the Annual Conference of the United Methodist Church where said local church was located.
6) That the *Mattawamkeag United Methodist Church* of Mattawamkeag, Maine was formerly known as the *Methodist Episcopal Church* of Mattawamkeag.

7) That the *Mattawamkeag United Methodist Church*, Maattawamkeag, Maine was merged in 7/25/2026 with the First United Methodist Church in Lincoln pursuant to the provisions of the *Book of Discipline of The United Methodist Church*.

8) That pursuant to said *Discipline*, the New England Annual Conference of the United Methodist Church, acting through the First United Methodist Church of Lincoln Board of Trustees, may dispose of the real estate of the former Mattawamkeag Methodist Episcopal Church securing the approvals as required under the *Discipline*.

9) All such approvals have been obtained as represented by the Certificates recorded herewith.

Dated: September 9, 2026

Rev. Rick McKinley,
Katahdin District Superintendent

STATE OF Maine
COUNTY OF Somerset

September 10, 2026

Then personally appeared the above-named Rev. Rick McKinley, District Superintendent, and acknowledged the foregoing instrument to be true to the best of his knowledge and belief.

Notary Public
My commission expires: 7-29-32

JENNIFER R MABEE
Notary Public - Maine
My Commission Expires
July 29, 2032

NOONAN

TO

METHODIST
EPISCOPAL
CHURCH
SOCIETY

Know all Men by these Presents, That

I Coro. M. Noonan of Mattawamkeag County of Penobscot and State of Maine.

in consideration of One Dollar and other good and Valuable Consideration

paid by The Trustees of Methodist Episcopal Church of Mattawamkeag aforesaid.

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto

the said Methodist Episcopal Church Society their heirs and assigns forever.

A certain peice or parcel of land on the southerly side of Willow Street (so called) in village of Mattawamkeag aforesaid described as follows Viz: Beginning at a stake on the southerly side of said Lot on line of Grant Davis Lot running southerly four feet(4) to the Methodist Episcopal Church Lot, thence westerly along the above Church Lot one hundred (100) feet to land of Wm S Whitney; thence northerly four(4) feet to a stake, thence easterly one hundred(100) feet to point of beginning. Meaning to convey a peice of land (4) feet by (100) feet off by a certain Lot that was deeded to me by William M Kingman April 1st 1946; and recorded in Penobscot Registry of Deeds vol 1237 Page 448.