



SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

6 CHURCH STREET



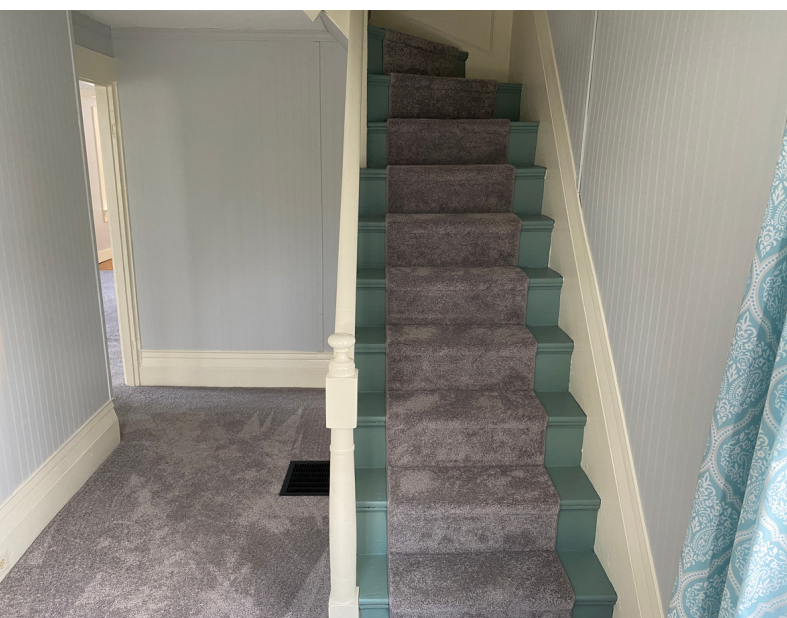
IN STOCKTON SPRINGS, MAINE



A COMBINED OFFERING WITH THE HICHBORN RESTAURANT AT 10 CHURCH STREET





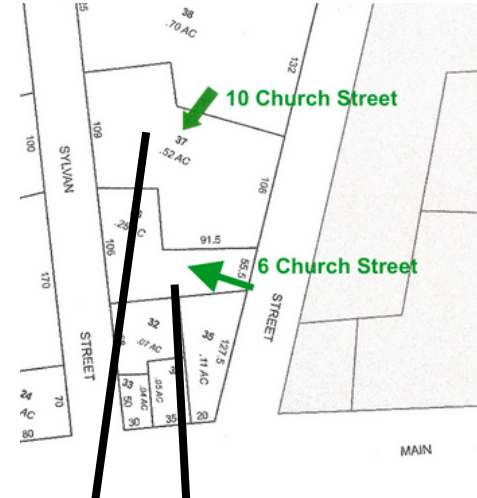


PROPERTY DATA - 6 CHURCH ST

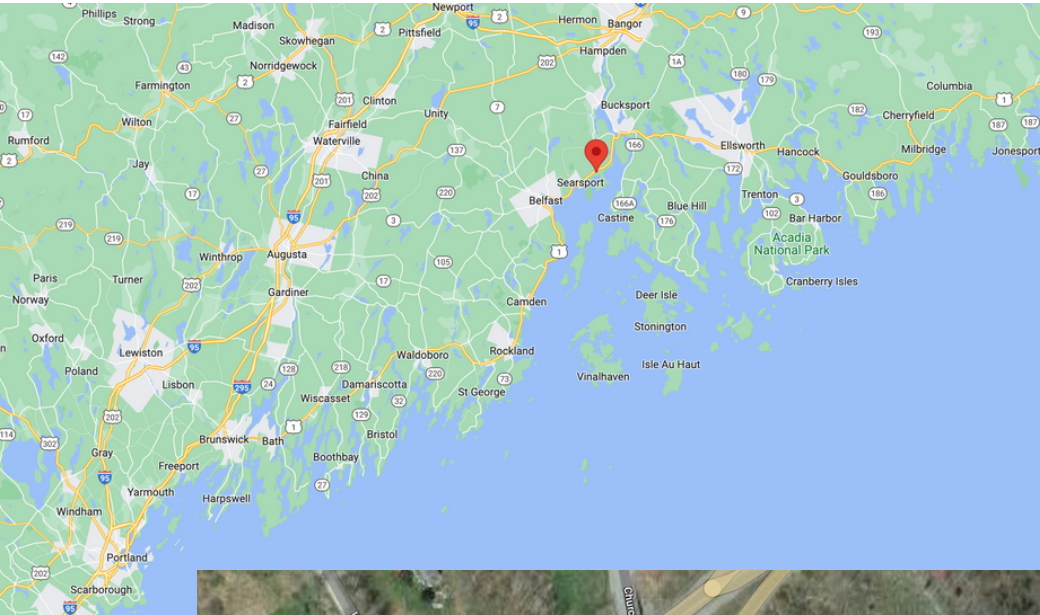
- Built in 1850
- Total square footage: 1,682
- Lot size: .25 acres
- 3 bedrooms, 2 baths
- 2022 Real Estate Taxes - \$2,603
- Tax map U34, Lot 36
- Heat: forced hot air
- AC: none
- Roof: asphalt shingle
- Driveway: gravel
- Parking: 6 Church has it's own driveway that is accessed off of Lower Sylvan St.
- 1 Jotul stove
- Basement: unfinished, partial crawlspace

Currently there is a long term tenant in the house generating a nice income. This could remain a long term rental, could be the Hichborn buyer's owner's house, could be staff housing, could be converted to more rooms to once again become The Hichborn Inn and Restaurant!

A curb cut and driveway from Lower Sylvan Street onto either lot can be made to access the property for more parking.



LOCATION



The Hichborn and 6 Church Street are located:

- 4 minutes from Searsport!
- 15 minutes from Belfast
- 30 minutes from Blue Hill
- 30 minutes from Castine
- 35 minutes from Bangor
- 35 minutes from Ellsworth
- 40 minutes from Camden/Rockport
- 55 minutes from Rockland
- 1 hour from Bar Harbor
- 1 hour from Waterville
- 1 hour 15 minutes from Damariscotta
- 1.5 hours from Boothbay Harbor
- 2 hours from Portland



Easy access to Acadia Highway, Route 1



ADDITIONAL INFORMATION AVAILABLE:
DEED
REAL ESTATE TAX BILL
ADDITIONAL PHOTOS
SELLER'S PROPERTY DISCLOSURES

OFFERED WITH THE HICHBORN
RESTAURANT AT \$1,495,000

For more information or to schedule a showing contact Dana
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