

INVESTMENT OPPORTUNITY

RIVERFRONT | MULTI-FAMILY | FLEXIBLE ZONING

Machias River

**20 Canal Street
Machias, Maine**

Boundless Potential



\$524,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

PROPERTY DISCLOSURE

15

DEED

Scan to view the
full property details
and video!





Discover an exciting investment opportunity with unlimited possibilities on the Machias River. This property features a 3-unit apartment building with a first-floor 2-bedroom unit, a second-floor 2-bedroom unit, and a spacious two-story 3-bedroom unit facing the river. The river unit has been completely redone from head to toe and is move-in ready, featuring all new appliances, flooring, paint, and vanities. Ample parking is available, along with a former commercial building and a small shed.

A standout feature is the flexible zoning, allowing you to build within 25' of the water's edge. Whether you're considering cabins, a hotel, commercial enterprises, or residential development, this property caters to all.

Situated on 1.91 acres of surveyed land, annual taxes are \$3,418.62. Don't miss this unique opportunity to invest in a property with boundless potential.





**Lifestyle
Properties
of Maine**

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





20 CANAL STREET, MACHIAS

PRICE	\$524,000		
TAXES	\$3575.25/2023		
SQFT	1790	ACREAGE	1.91

HOW FAR TO...



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Shopping | Machias, 1± miles



Hospital | DownEast Community



Airport | Bangor, 85± miles



City | Calais, 44± Miles



Boston | 321± miles



Spencer Wood

Associate Broker | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



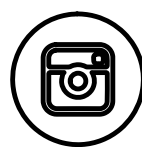
Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Machias Police Dept
(207) 255-8558

Fire

Machias Fire Dept
(207) 255-4424

Town Office

Machias Town Office
(207) 255-6621
Town Clerk – Sandra N. Clifton

Tax Assessor

J. Douglas Guy III
(207) 263-6824
TaxAssessor@machiasme.org

Code Enforcement

Kevin Brodie
(207) 263-4243
whiting.chief290@gmail.com

PROPERTY LOCATED AT: 20 Canal St, Machias, ME**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal _____ ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No

If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No

If Yes, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: _____

Source of Section I information: **Seller**

Buyer Initials _____

Page 1 of 7

Seller Initials WS

PROPERTY LOCATED AT: 20 Canal St, Machias, ME**SECTION II — WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ NoIf Yes, are they available? ☐ Yes ☒ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 7

Seller Initials WS

PROPERTY LOCATED AT: 20 Canal St, Machias , ME**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Forced hot air	Forced hot air	Hot Water baseboard	
Age of system(s) or source(s)	12yrs	12-15yrs	2023	
TYPE(S) of Fuel	Oil	Oil	oil	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Bold Coast plumbing and hea	Bold Coast plumbing and hea	Bold Coast plumbing and hea	
Date of most recent service call	2022	2022		
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown

Are any buried? ☒ Yes ☐ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No

If Yes, are they lined: ☐ Yes ☐ No ☒ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: _____

Source of Section III information: **Seller****SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP? ☐ Yes ☒ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Page 3 of 7

Seller Initials *WS*

PROPERTY LOCATED AT: **20 Canal St, Machias, ME**

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller****B. ASBESTOS** — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ No

Results/Comments: _____

Source of information: **Seller****D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ No

Results/Comments: _____

Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller**

Buyer Initials _____

Page 4 of 7

Seller Initials *WJ*

PROPERTY LOCATED AT: 20 Canal St, Machias, ME**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☒ Yes ☐ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: some peeling/flaking paintSource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: Seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V — GENERAL INFORMATION**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Sewer easementSource of information: SellerIs 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): _____

Buyer Initials _____

Page 5 of 7

Seller Initials WJ

PROPERTY LOCATED AT: 20 Canal St, Machias, ME

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/AYear Principal Structure Built: Maine house 1800'sWhat year did Seller acquire property? August 2022Roof: Year Shingles/Other Installed: before owner acquired property

Water, moisture or leakage: _____

Comments: 3 bedroom house attached in 2009

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☐ No ☒ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: Little bit of seasonal leakageMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: New survey being completed

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section V information: Seller

Buyer Initials _____

Page 6 of 7

Seller Initials WS

PROPERTY LOCATED AT: 20 Canal St, Machias, ME**SECTION VI – ADDITIONAL INFORMATION**

There are two 2-bedroom, 1-bath units in the front house, with its own electric meter. They need work to be rented again. Additionally, there is a 3-bedroom, 1.5-bath unit with a full basement and a screened-in porch attached to the apartments, also with its own electric meter practically brand new move in ready. The old greenhouse office has connections for sewer, water, and electricity, though the power is currently disconnected.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Wesley Graham 07/22/2024
SELLER DATE
Graham Holdings LLC

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



Maine Association of REALTORS®/Copyright © 2024.
All Rights Reserved. Revised 2024.

Page 7 of 7



WARRANTY DEED

DLN: _____

Robert G. W. Lobley and Julia J. Lobley, both of Orrington, County of Penobscot, State of Maine, for consideration paid, Grant to **Graham Holdings, LLC**, with a mailing address of 6 Hudson Blvd., Machias, Maine 04654, with Warranty Covenants, the following described land:

The land in Machias, Washington County, Maine, and comprising three (3) adjacent lots or parcels, with all buildings thereon, situated and lying between Water Street and the Machias River, bounded and described together (as one) as follows, to wit:

Beginning on the southerly sideline of Water Street at a point where the westerly sideline of Canal Street, formerly so-called, intersects said southerly sideline of said Water Street; which point also marks the northeasterly corner of that lot or parcel of land now owned or occupied by Colin and/or Electa Feeney (said Feeney lot being a portion of the former Ignatius Sargent property next westerly of said Canal Street);

Thence in a generally southerly direction, but following said Feeney easterly boundary and the westerly sideline of said Canal Street to a point where said westerly sideline of said Canal Street intersects the "old canal", so-called;

Thence in a generally westerly direction and following the northerly boundary of said canal a distance of one hundred and fifty (150') feet to an iron pin driven in the ground; thence in a generally southerly direction and at right angles to the shore of Machias River;

Thence in a generally easterly direction along said shore of said river to a point where the northerly bound of said canal intersects said river;

Thence turning and following the northerly boundary of said canal to a point where the easterly line (if extended southerly) of that lot or parcel described in the deed of Horace G. Sylvester to the grantor herein and Frances S. Jordan, dated December 3, 1948 and recorded is WCRD in Book 485 at Page 584 would intersect said canal;

Thence turning and following a generally northerly course long the easterly boundary of said lot or parcel described in said deed of Horace G. Sylvester to the grantor herein and Frances S. Jordan, deceased, recorded in said Book 485, Page 584 to the southerly sideline of said Water Street;

Thence in a generally westerly direction along the southerly sideline of said Water Street to the northeast corner of said Feeney lot, which corner also marks the northwesterly point of intersection of Water Street and Canal Street and the point or place of beginning.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

TRANSFER TAX PAID

Being the same premises conveyed in a deed from William Jordan to Robert G. W. Lobley and Julia J. Lobley, dated February 27, 1975 and recorded in the Washington County Registry of Deeds in Book 887, Page 68. William Jordan died March 8, 1987, releasing his life state in the property.

WITNESS my hand and seal this 6th day of October, 2022.

Robert G. W. Lobley
Robert G. W. Lobley

Julia J. Lobley
Julia J. Lobley

STATE OF MAINE

Penobscot ss

October 6, 2022

Personally appeared the above named Robert G. W. Lobley and Julie J. Lobley and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Christopher K Ring
~~Notary Public~~ Attorney at Law
ME BAR#6012

TITLE TO THE WITHIN DESCRIBED PREMISES WAS NOT SEARCHED IN CONNECTION WITH THE PREPARATION OF THIS DEED.

Received
Recorded Register of Deeds
Feb 03, 2023 12:09:18P
Washington County
Tammy C. Gay



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:

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 · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

Subscribed ▾



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