

RARE COMMERCIAL  
INVESTMENT OPPORTUNITY  
ELLSWORTH, ME



PROFITABLE RETAIL CENTER



FOR  
SALE

85,370± RSF  
9.2± Acres\*





**SALE  
INFORMATION**



- **85,370± RSF on 9.2± Acres\***
- **\*Seller will retain 2 acres in the rear**
- **99% Leased with 23 tenants**
- **Ample parking**
- **Centrally located near Downtown Ellsworth.**

<b>PROPERTY ADDRESS</b>	248 State Street Ellsworth, ME 04605
<b>PROPERTY TYPE</b>	Retail
<b>SF</b>	85,370± Rentable Square Feet
<b>LOT SIZE</b>	9.2± Acres* *Seller will retain 2 acres in the rear
<b>YEAR BUILT</b>	1953
<b>STORIES</b>	1
<b>ASSESSED VALUES</b>	\$5,360,630 Total (2024)



<b>TENANT LIST</b>	Ellsworth IV Infusion	Resurrection Life Church	Dunkin Donuts	Wallace Events
	Sweet Cheeks Bakery	Statewide Property	Dragon Fire Pizza	Willey's Sports Center
	Over Easy	Sylvias	EMDC	Acadia Burial
	Highlights Salon + Barber	The Break Room	Ellsworth Adult Ed	AMS Contracting
	Immortal Gaming	Tutu Cute Dance	Maine Family Planning	Back in Motion
	Breakwater Crossfit	University of Maine	Ellsworth Free Clinic	

**CONTACT**



**ROBERT BALDACCI**  
Robert@fobailey.com  
207.650.3455



**THOMAS GADBOIS**  
Tom@fobailey.com  
207.409.8339