

FOR SALE/LEASE | FREESTANDING RETAIL BUILDING

260 HIGH STREET, ELLSWORTH, ME 04605



PROPERTY HIGHLIGHTS

- 11,140± SF freestanding retail building
- Attractive former pharmacy with drive-thru
- Excellent signage opportunities
- Large parking area
- High visibility and frontage on US Route 1 and High Street
- High traffic area neighboring several national/local retailers
- Lease Rate: \$15.00/SF NNN
- Sale Price: \$2,228,000



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PROPERTY DETAILS

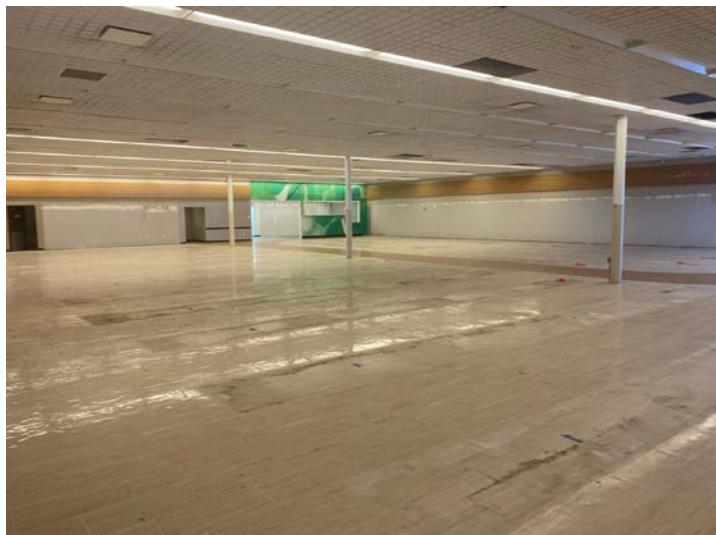
OWNER	Deer Isle Management, LLC
REGISTRY OF DEEDS	Book 2483, Page 304
ASSESSOR'S REFERENCE	Map 128, Lot 023
BUILDING SIZE	11,140± SF
LOT SIZE	1± AC
AVAILABILITY DATE	July 2021
YEAR BUILT	1996
HVAC	Gas/propane fired forced air duct Central AC
UTILITIES	Public water/sewer
SPRINKLERS	Yes
PARKING	50± paved on-site parking spaces
SIGNAGE	On building and roadside pylon
ROAD FRONTAGE	630'±
TRAFFIC COUNTS	27,900 AADT 2017
ACCESS	US Route One and High Street
ZONING	C - Commercial
AREA BUSINESSES	Dairy Queen, Goodwill, McDonald's, Governor's Restaurant, Hampton Inn, Walgreens, VIP Tires & Services, Moody's Collision, Branch Pond Marine and many others
SALE PRICE	\$2,228,000
LEASE RATE	\$15.00/SF NNN
NNN EXPENSES	\$3.19/SF (2020/2021)

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PROPERTY PHOTOGRAPHS



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