

FOR LEASE

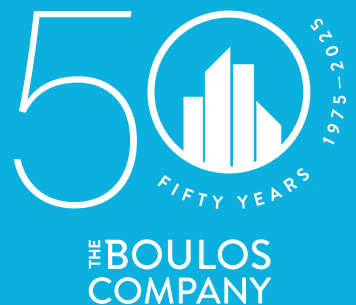


STANDALONE DOWNTOWN OFFICE BUILDING

24 CHURCH STREET, ELLSWORTH, ME 04605

PROPERTY HIGHLIGHTS

- Standalone office building for lease in downtown Ellsworth.
- Single-story, ADA accessible property. Shared parking with BMV, up to twenty-three (23) spaces.
- Walkable to courthouse, City Hall, multiple shops and restaurants.
- Tenant responsible for utilities (electric, water/sewer, internet).
- Lease Rate: \$12.00/SF Modified Gross





PROPERTY DETAILS

OWNER	Xinyi, LLC
BOOK & PAGE	6531/108
ASSESSOR'S REFERENCE	Map 136, Lot 186
BUILDING SIZE	5,795± SF
YEAR BUILT	1960
AVAILABLE SPACE	2,000 - 5,795± SF
ZONING	DT - Downtown Zone
LOT SIZE	0.68± Acres
LOT FRONTAGE	130' along Church Street, 70' along School Street
HEATING/COOLING	Heat pumps installed 2021; Kerosene forced hot air backup
UTILITIES	Municipal water/sewer
RESTROOMS	Three (3)
PARKING	23 on-site spaces shared with BMV
LEASE RATE	\$12.00/SF MG Tenant responsible for electric, water/sewer, and internet.
AVAILABILITY	September 1, 2026

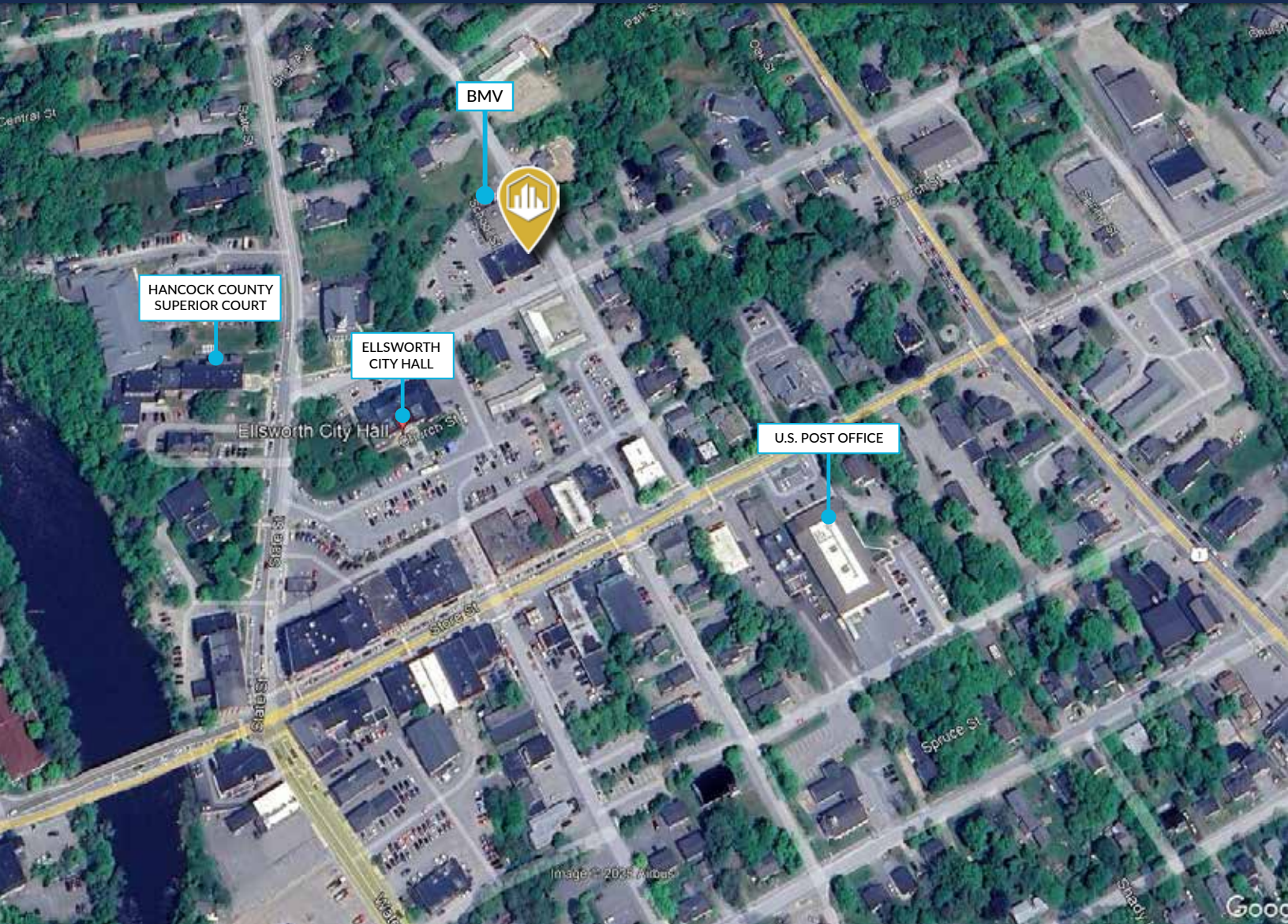
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