

# FOR LEASE

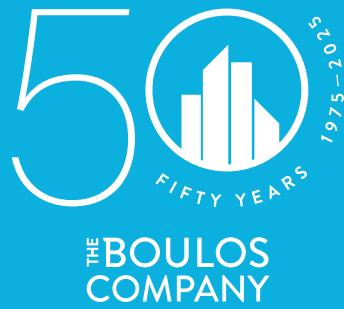


## STANDALONE DOWNTOWN OFFICE BUILDING

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

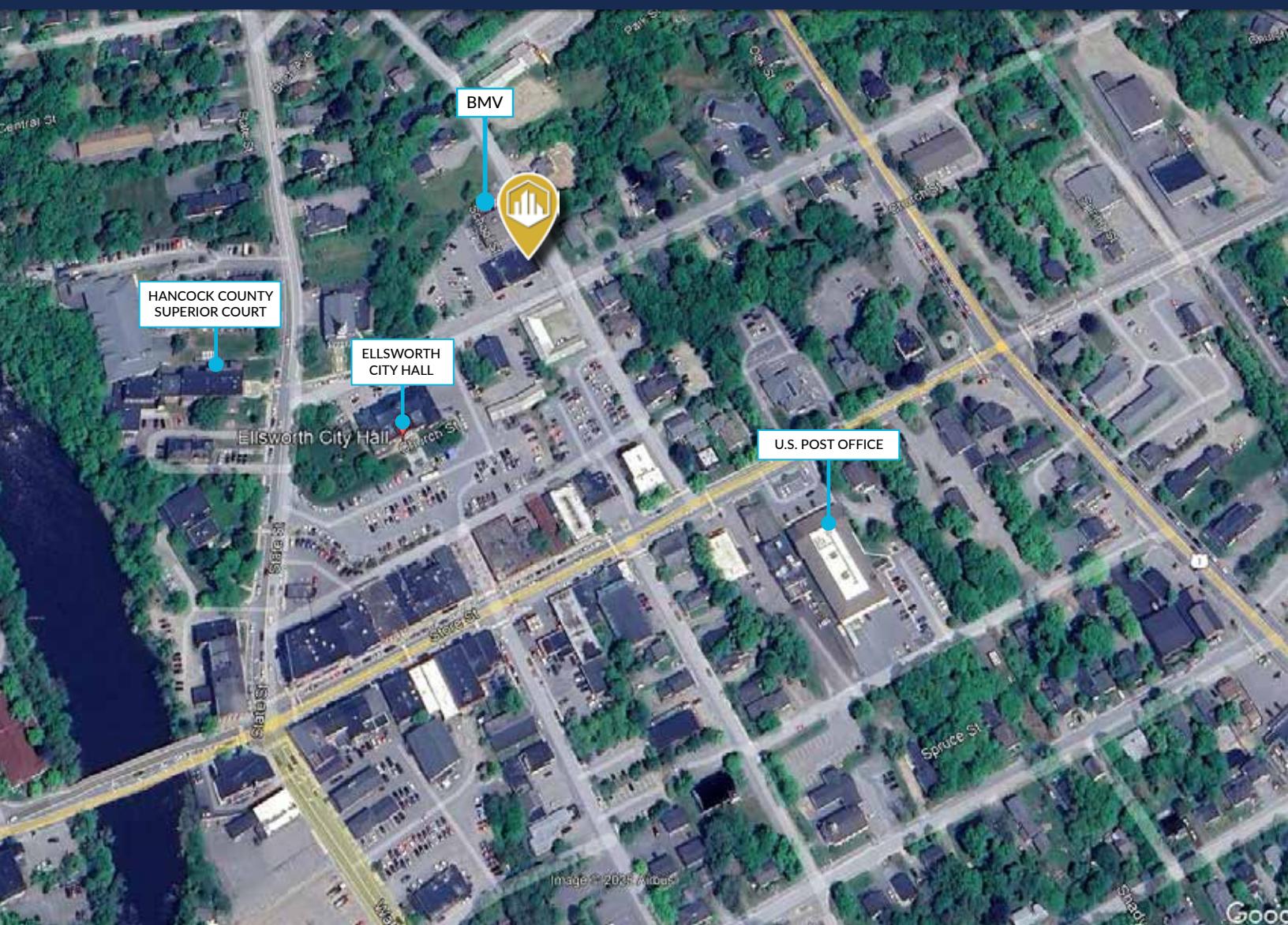
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