



FOR LEASE

**66-92 MAIN STREET
ELLSWORTH, MAINE**



P.O. Box 2444 Bangor, ME 04402
(207) 945-6222
www.epsteincommercial.com

PROPERTY DESCRIPTION

ADDRESS: 66-92 Main Street, Ellsworth, Maine

LOCATION: Located in the heart of downtown Ellsworth, at the corner of State & Main Street. Building offers great visibility, access and parking.

PROPERTY DESCRIPTION: Class A office space within a masonry bank building offering large windows, high ceilings and ample natural light

BUILDING SIZE: 29,294 +/- sf

SPACE AVAILABLE: 2nd Floor: 4,200 +/- sf
One restroom and breakroom within suite

LOT SIZE: .62 +/- acres

AGE: Built in 1935

HVAC: Hot water baseboard heat with central air conditioning system

RESTROOMS: One shared on floor

PARKING: Close proximity to City permit parking

TAX MAP REFERENCES: Map 136, Lot 190,191 &192

ZONING: General Development & Downtown (GDDT)

LEASE PRICE: \$12.50/sf gross



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

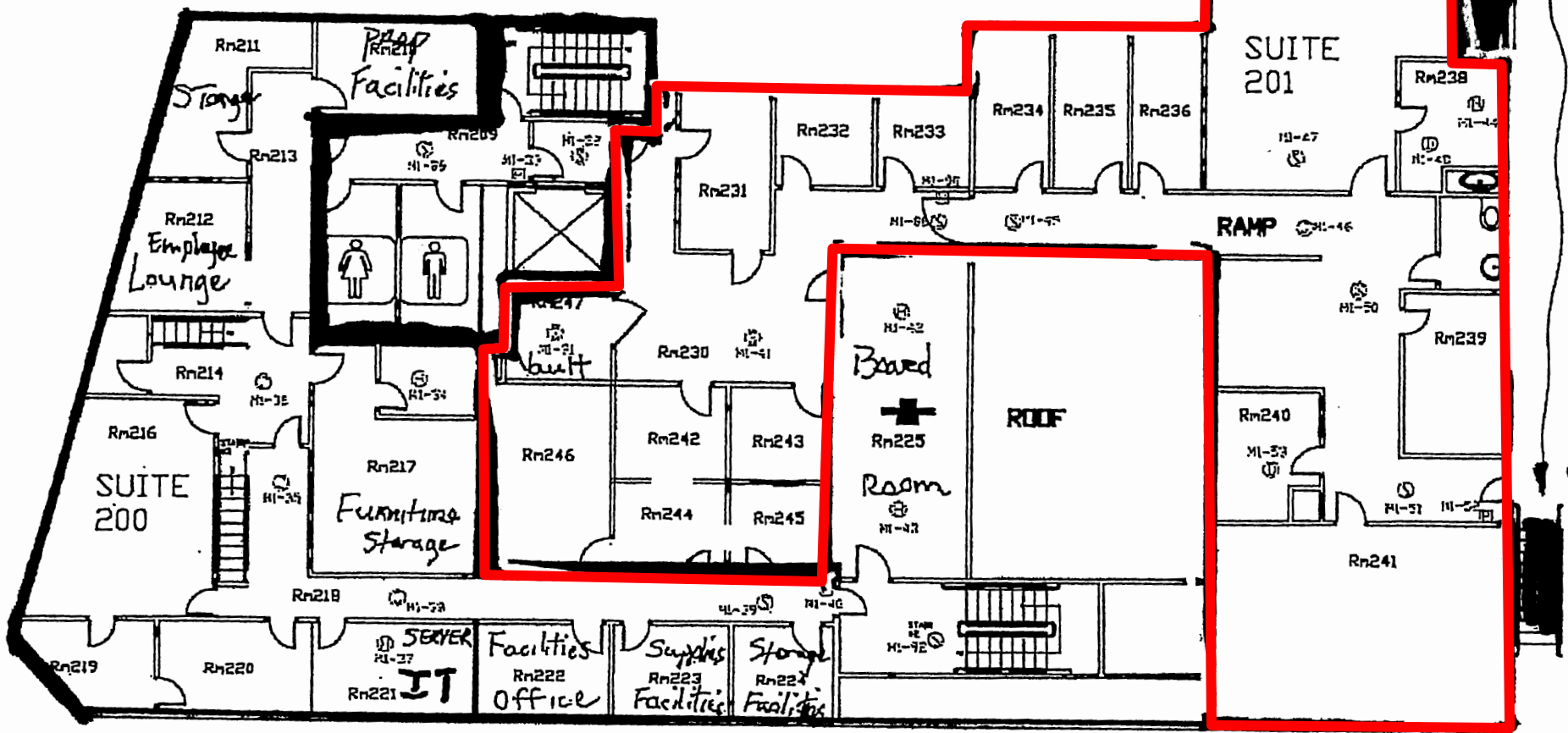
Second Floor Plan

- ⊠ FULL STATION
- ⊡ SMOKE DETECTOR
- ⊙ HEAT DETECTOR
- ⊠ DUCT DETECTOR
- ⊠ RELAY

ELLSWORTH
66 MAIN STREET
SECOND FLOOR

4,200 +/- sf

Emergency
EXIT ONLY



Not Drawn to Scale

66-92 Main Street, Ellsworth, Maine

