

FOR SALE | HISTORIC RETAIL / MIXED-USE OPPORTUNITY
66-92 MAIN STREET, ELLSWORTH, ME 04605



PROPERTY HIGHLIGHTS

- Positioned at the gateway to Downtown Ellsworth, this historic building is available for sale for the first time since it was built in 1935!
- Formerly home to Camden National Bank, the property will be vacant on the street level, available for redevelopment or occupancy by an owner-user.
- Building currently has tenants in other parts of the building. See broker for details.
- Located in the heart of Ellsworth's business corridor surrounded by restaurants, retail, public services and other amenities.
- A prominent historic landmark ready for its next chapter is offered for sale at \$1,200,000.



PROPERTY DETAILS

OWNER	Camden National Bank
DEED REFERENCES	636/576, 1493/368, & 2857/0034
ASSESSOR'S REFERENCE	Map 136, Lots 190, 191, & 192
TOTAL LOT SIZE	0.62± AC
LOT FRONTAGE	400'
ZONING	GDDT
YEAR BUILT	1935
NUMBER OF STORIES	Three (3)
TOTAL BUILDING SIZE	27,007± SF
AVAILABLE SPACE	19,779± SF
DATE AVAILABLE	October 1, 2027
ROOF	Rubber membrane (approximately 12 years old)
UTILITIES	Municipal water & sewer
HEATING & COOLING	Gas Propane, Hot Air, Unit AC. Replaced two (2) RTU's (2026); Replaced 15 Ton RTU (2024); Installed 4-ton Heat Pump (2023)
PARKING	On-site & in City Hall Parking Plaza. Re-paved lot in 2022.
AREA AMENITIES	Ellsworth City Hall, Ellsworth Public Library, Hancock County Superior Court, Ellsworth District Court, US Post Office, State of Maine Bureau of Motor Vehicles, Ellsworth Riverwalk
AREA BUSINESSES	The Grand Theater, Acadia Law Group, Union River Book & Toy Club, Elizabeth's Fine Goods, Toko, Acadia 876 & more
SALE PRICE	\$1,200,000

CURRENT LEASED SPACE

TENANT	SUITE	SIZE (SF)	LED
Maine DEA	102	2,434± SF	7/31/2027
Hale & Hamlin LLC	301 & 302	2,618± SF	9/30/2029
Hancock County Planning Commission	303	1,574± SF	9/30/2026
Lynn Musetti and Steven Juskewitch	304	602± SF	1/31/2026



INTERIOR PHOTOS



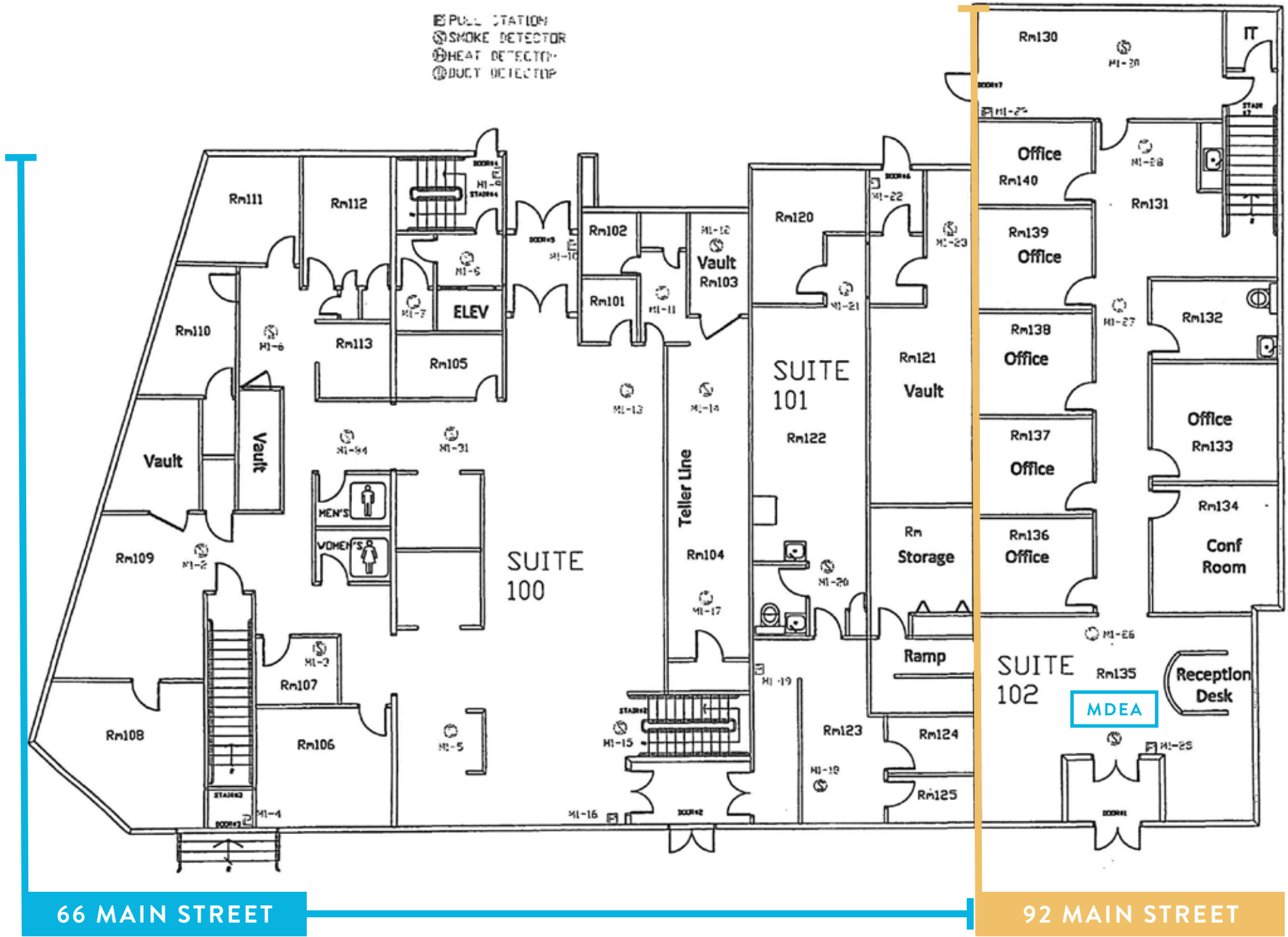
INTERIOR PHOTOS



EXTERIOR PHOTOS

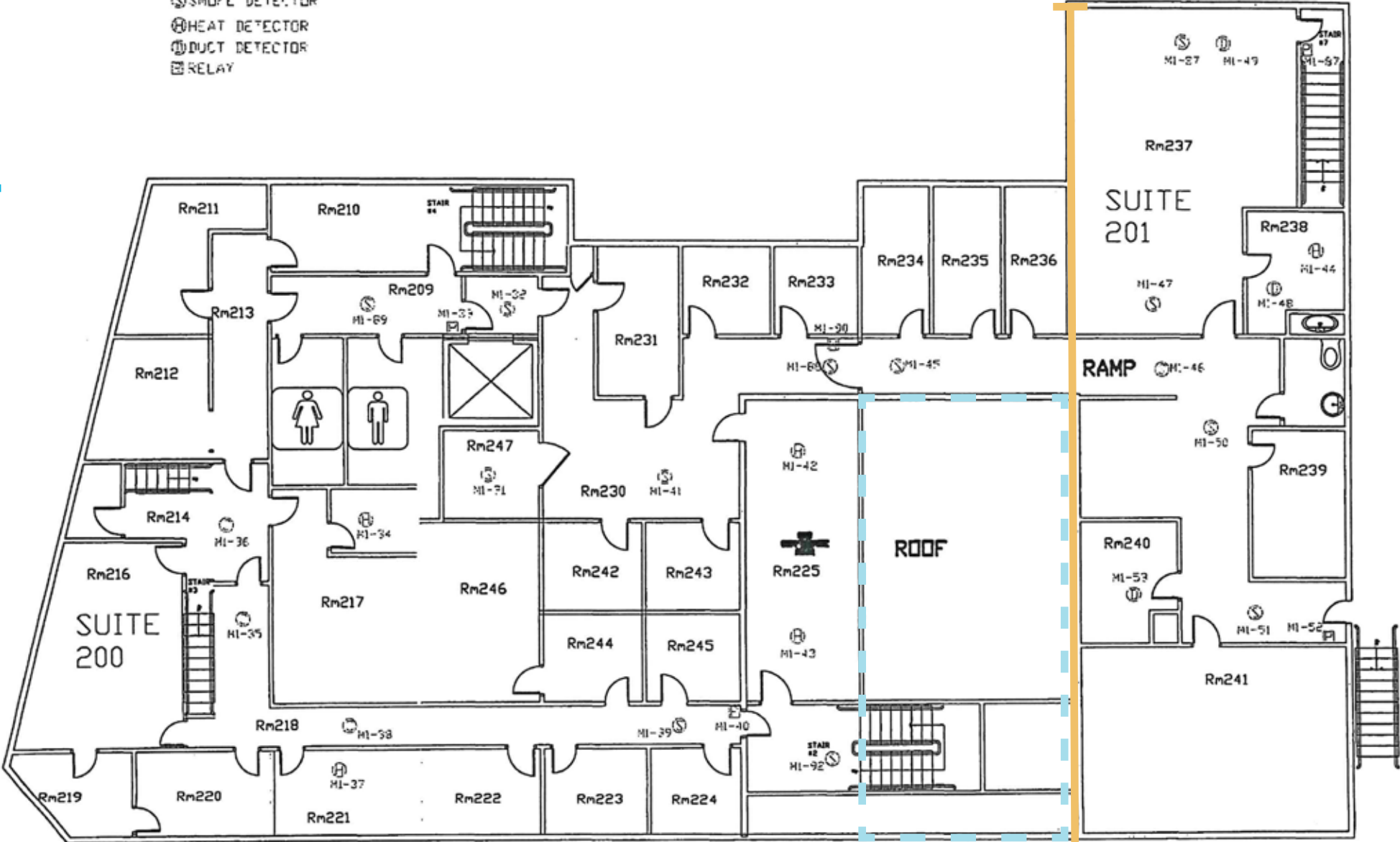


FLOOR PLANS | FIRST FLOOR



FLOOR PLANS | SECOND FLOOR

- Ⓜ FULL STATION
- Ⓢ SMOKE DETECTOR
- Ⓡ HEAT DETECTOR
- Ⓣ DUCT DETECTOR
- Ⓡ RELAY



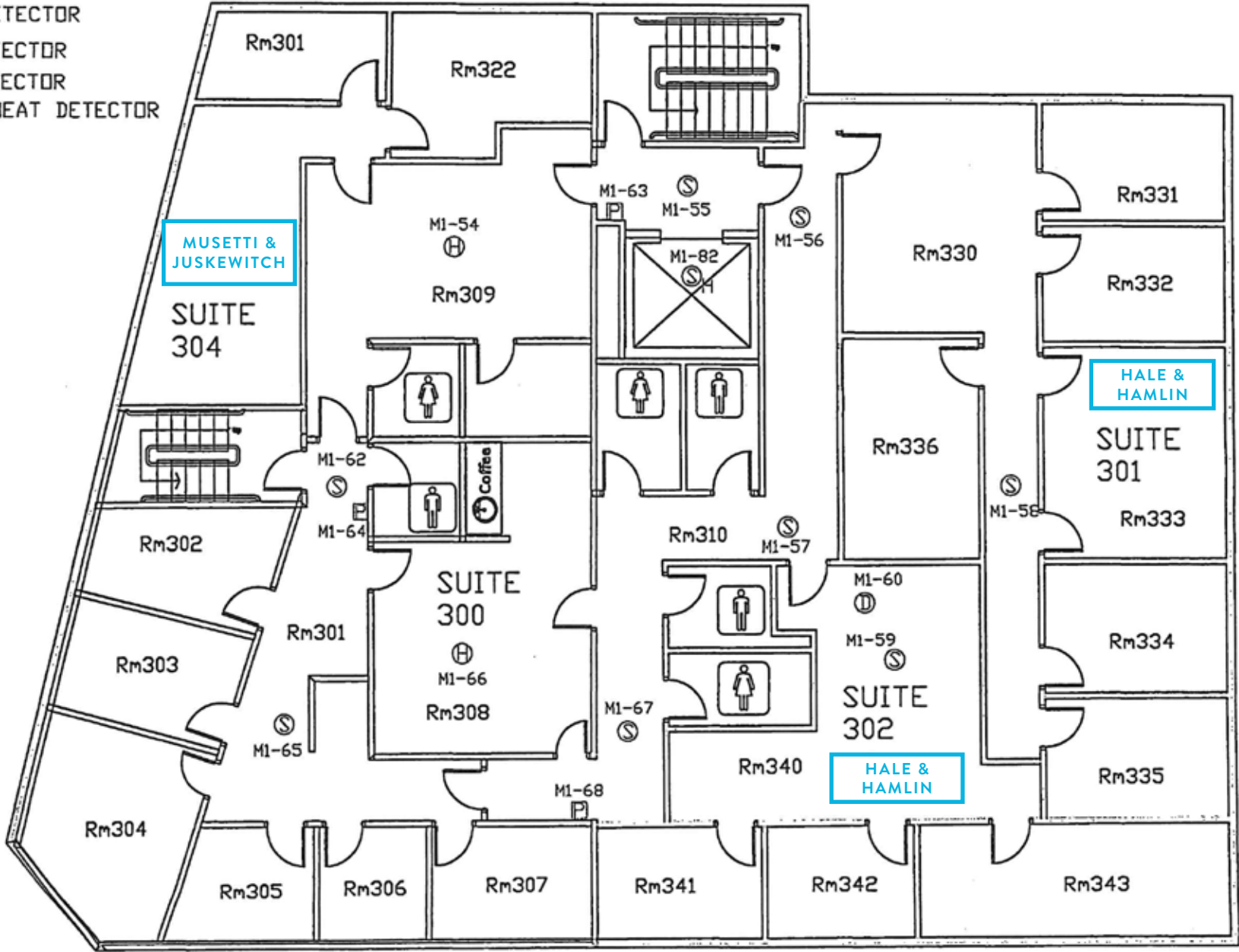
SINGLE STORY

66 MAIN STREET

92 MAIN STREET

FLOOR PLANS | THIRD FLOOR

- ☐ PULL STATION
- Ⓢ SMOKE DETECTOR
- Ⓜ HEAT DETECTOR
- Ⓛ DUCT DETECTOR
- Ⓢ_H SMOKE/HEAT DETECTOR



LOT 192

LOT 191

LOCATION | ELLSWORTH, MAINE

Strategically located at the crossroads of Routes 1, 1A, and 3, Ellsworth serves as the regional business, healthcare, retail, and governmental center for Hancock County and the gateway to Acadia National Park and Mount Desert Island. The city attracts a steady flow of residents, professionals, and millions of seasonal visitors each year, creating exceptional opportunities for various businesses.

Ellsworth combines the charm of a vibrant historic downtown with the conveniences of a thriving commercial district, offering a diverse mix of shopping, dining, financial services, healthcare, and entertainment. Supported by a growing economy, quality infrastructure, and a strong commitment to business development, the city continues to attract new investment while maintaining the welcoming character that makes it one of Maine's most desirable communities to live, work, and do business.





CONTACT US



CHRIS PASZYC, CCIM, SIOR
Managing Partner
207.553.1709 D
207.939.4147 C
cpaszyc@boulos.com



TRIPP CLARK
Associate
207.553.1729 D
978.992.6004 C
tclark@boulos.com

One Portland Square, Suite 400, Portland, ME 04101 | 207.772.1333 | boulos.com



Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.