

CENTURY 21

Queen City

COMMERCIAL BUILDING

3 CHURCH LANE
SULLIVAN, MAINE

VERSATILITY. VISIBILITY.

Opportunity.

Built in 2024 with
Excellent Route 1 Visibility



3,000±
SQ FT



1.20±
ACRES



BUILT IN
2024



BUILD YOUR BUSINESS, GROW YOUR INVESTMENT, OR DO BOTH.

Opportunity is knocking on Route 1! If you've been searching for a highly visible location with the flexibility to support your business goals, this newly constructed commercial building deserves a look. Offering 3,000± square feet on 1.20± acres, the property is well-positioned for a variety of commercial, storage, warehouse, or contractor uses.

With modern construction, excellent access, and a location that sees consistent daily traffic, this property offers the exposure businesses need and the versatility investors value. As an added bonus, the property currently generates supplemental income, creating immediate value for the next owner.

Whether you're an entrepreneur looking for a home base, an investor seeking a quality asset, or a business owner ready to expand, this property is ready for its next chapter.

- ✔ Built in 2024
- ✔ Flexible space for multiple commercial uses
- ✔ Excellent Route 1 visibility & accessibility
- ✔ Modern construction
- ✔ Standing Seam Metal Roof
- ✔ 3 Overhead Doors
- ✔ 200-Amp Electrical Service
- ✔ Ample parking & room for operations
- ✔ Income-producing property
- ✔ Great opportunity for owner-users or investors

\$425,000

LISTED BY:

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REALTOR®



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CENTURY 21

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