

# Shaker Road Redevelopment

Municipal Assets For Sale In Gray, Maine

## Shaker Road

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### Redevelopment Opportunity

#### FOR SALE

Three Municipal Buildings Available

6 Shaker Road  
Former Town Hall

8 Shaker Road  
Former Post Office

4 Shaker Road  
Can be sold separately or together

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# Shaker Road Redevelopment

Municipal Assets For Sale In Gray, Maine



6 Shaker Road

4, 6 & 8 Shaker Road offer tremendous exposure located on the heavily traveled Route 26 in Gray, Maine. These buildings are just off of Main Street and seconds from Interstate I-95. There are several surrounding businesses in this location including Dunkin Donuts, McDonalds, True Value, Patient Advocates Syris Scientific and more.

### Monument Square Master Plan

The Town of Gray has hired the services of various professionals to conceptualize a master plan to restore and redevelop what is known as Gray Village. Several design scenarios for Gray Village have been explored to promote a healthy change in the town-owned assets themselves and the potential overall economic impact in the Town of Gray. The Town's ownership of three of the assets in the Gray Village puts them in a position to potentially be involved in a Public/Private partnership for redevelopment by exploring possible options of financial incentives by way of tax increment financing revenues, Community Development Block Grants and/or through historic preservation tax credits for Stimson Hall renovations. Development scenarios range from minor changes to an entire facelift of the Gray Village Center.

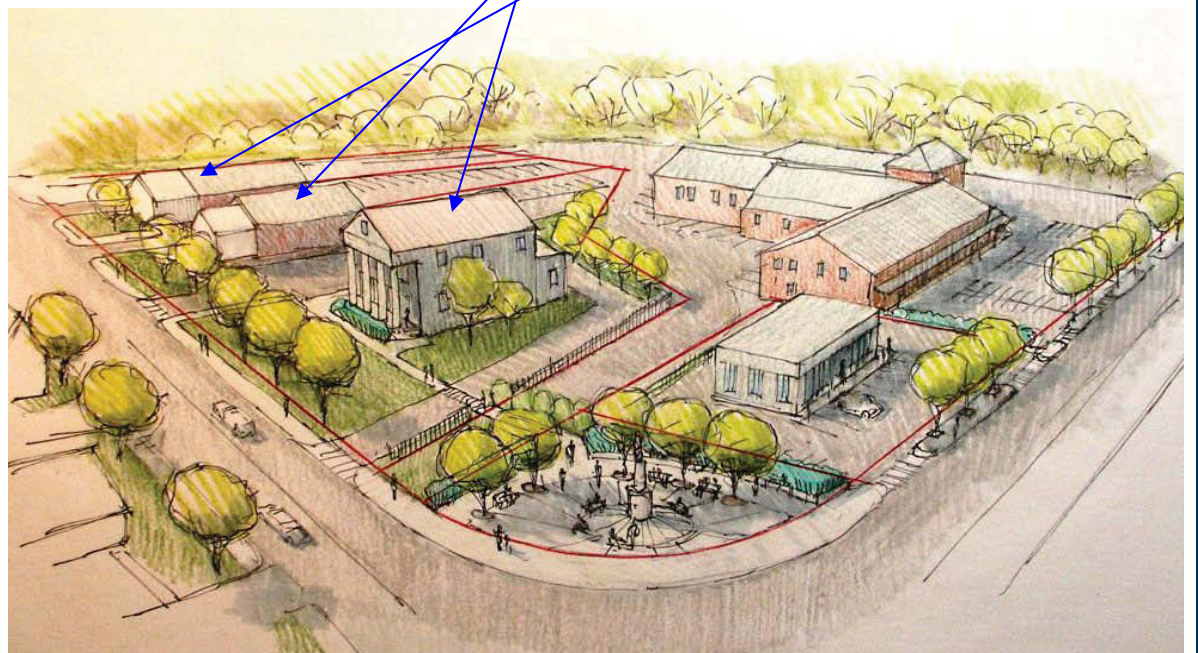
See broker for more details.



4 Shaker Road



8 Shaker Road



## PROPERTY OVERVIEW AND SALES SUMMARY

### 6 Shaker Road

**ADDRESS:** 6 Shaker Road  
Town Hall  
Gray, Maine  
**OWNER:** Town Of Gray  
**GROSS SF:** 3,168± including finished lower level  
**ZONING:** VCP - Village Center Proper  
**LAND:** 1.25± acres  
**YEAR BUILT:** Circa 1970  
**CONSTRUCTION:** Wood & Brick  
**NO. OF FLOORS:** Water: Public  
**UTILITIES:** Sewer: Private  
Electric: CMP  
**HEAT:** Oil-fired furnace

**SALE PRICE \$240,000**

### 8 Shaker Road

**ADDRESS:** 8 Shaker Road  
Former Post Office  
Gray, Maine  
**OWNER:** Town of Gray  
**GROSS SF:** 2,552±  
**ZONING:** VCP - Village Center Proper  
**LAND:** 0.46± acres  
**YEAR BUILT:** Circa 1970  
**CONSTRUCTION:** Concrete slab, exterior brick and block, wood  
**NO. OF FLOORS:** 1  
**UTILITIES:** Water: Public  
Sewer: Private  
Electric: CMP  
**HEAT:** Oil-fired furnace

**SALE PRICE \$195,000**

### 4 Shaker Road

**ADDRESS:** 4 Shaker Road  
Gray, Maine  
**OWNER:** Town Of Gray  
**GROSS SF:** 4,314±  
**ZONING:** VCP - Village Center  
**LAND:** Proper.

**LAND:** 1.25± acres (shared with 6 Shaker Road)  
**CONSTRUCTION:** Wood Frame  
**NO. OF FLOORS:** 3  
**UTILITIES:** Water: Public  
Sewer: Private

**SALE PRICE \$200,000**

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