FOR SALE

Commercial/Office

2,200± SF | $465,000



6 Shaker Road

Gray, ME

- *Well recognized stand-alone building*
- *Ideal location one minute from I-95; convenience for clients and employees*
- *Ample parking with two egress points*
- *Many potential uses for owner-users and investors!*

BROKER CONTACT

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The Dunham Group | Commercial Real Estate

6 Shaker Road



Property Description

We are pleased to offer 6 Shaker Road for sale, presenting a versatile mixed-use commercial opportunity in the heart of Gray. The two-story, split-level building contains 2,200± SF and is situated on 0.45± acres. Its flexible layout offers potential for a variety of commercial and mixed-use applications, making it an attractive opportunity for an owner-user or investor seeking an established presence in Gray.

Conveniently located along Shaker Road (Route 26), the property benefits from its accessible location and proximity to Gray's local businesses and amenities. With its two-story configuration and adaptable footprint, 6 Shaker Road offers an excellent opportunity for a buyer seeking a flexible commercial property with potential for multiple uses, subject to applicable zoning and approvals.



6 Shaker Road



Property Overview

Owner	Morrison Center
Building Size	2,200± SF
Lot Size	0.45± acres
Assessor's Reference	035-402-049
Deed Reference	Book 38748, Page 53
Assessed Value	$374,300
Annual Taxes	Currently tax exempt
Zoning	Village Center
Year Built	1950, significant upgrades in 2021
Construction	Brick, masonry
Utilities	Public water, private septic
HVAC	Modern heat pumps
Sprinkler	Sprinkled, recessed heads
Parking	10+ surface spaces

FOR SALE : $465,000

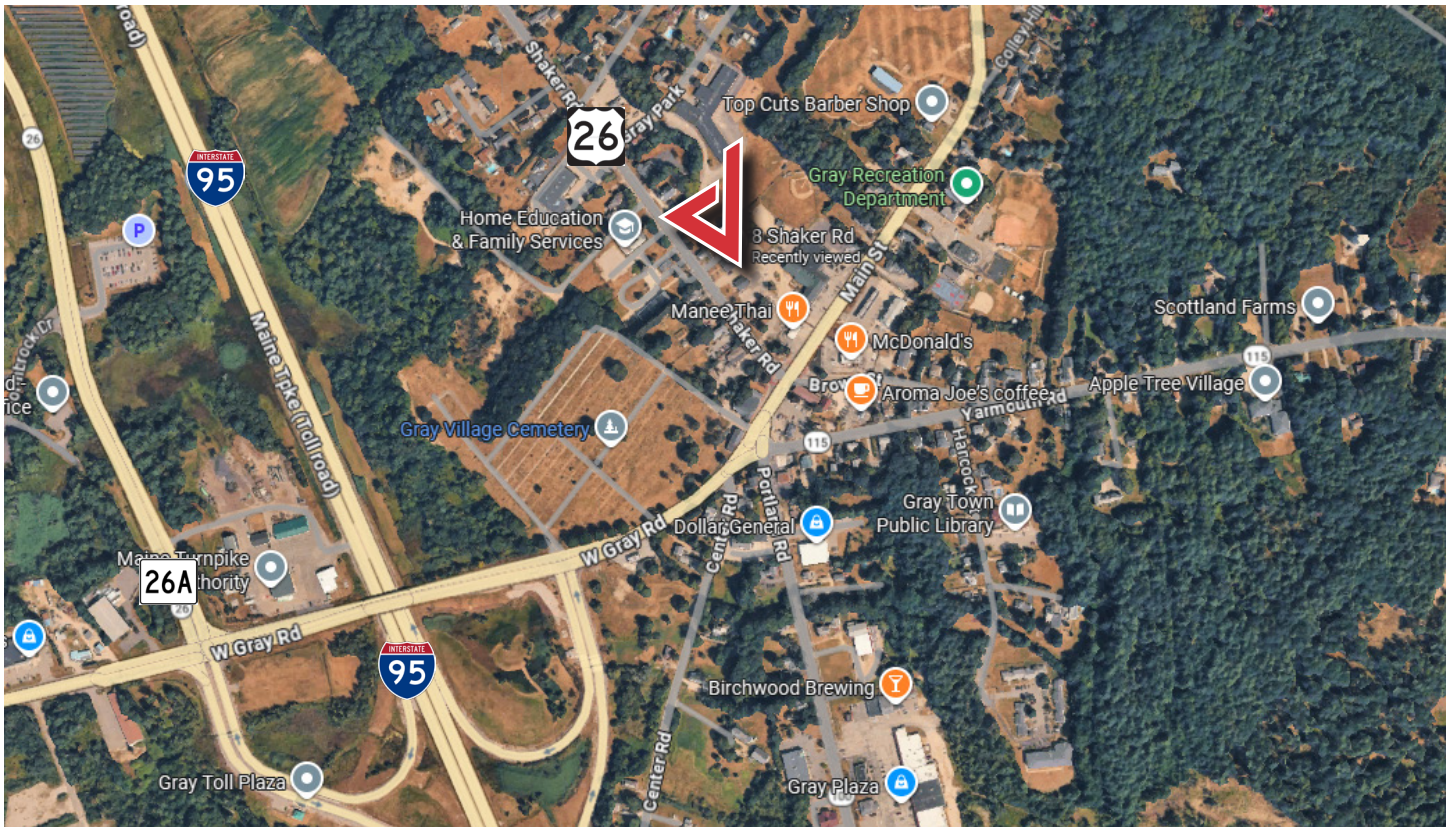
6 Shaker Road











The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.