FOR SALE

Commercial/Office

2,552± SF | $475,000



8 Shaker Road

Gray, ME

- *Ideal location just one minute from I-95*
- *ADA Compliant single-story layout*
- *Flexible zoning for variety of potential uses*
- *15 parking spaces*
- *Extensively renovated in 2021*
- *Loading dock and dual egresses*

BROKER CONTACT

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The Dunham Group | Commercial Real Estate

8 Shaker Road



Property Description

We are pleased to offer 8 Shaker Road for sale, presenting a versatile commercial opportunity in the heart of Gray. The 2,552± SF, single-story building is situated on 0.46± acres and features 15 paved parking spaces. Its adaptable layout offers potential for a variety of uses, including professional office, service-oriented businesses, specialty retail, or showroom space, subject to applicable zoning and approvals.

Conveniently located along Shaker Road (Route 26), the property offers a practical commercial footprint with existing features that include two restrooms and a loading dock. With its flexible layout and accessible location, 8 Shaker Road is an attractive opportunity for an owner-user or investor seeking a commercial property in Gray.





8 Shaker Road



Property Overview

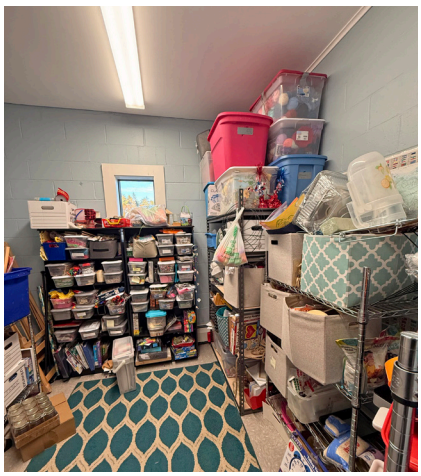
Owner	Morrison Center
Building Size	2,552± SF
Lot Size	0.46± acres
Assessor's Reference	035-402-049
Deed Reference	Book 34868, Page 336
Assessed Value	$447,300
Annual Taxes	Currently tax exempt
Zoning	Village Center
Year Built	1960, extensively renovated in 2021
Construction	Brick, masonry
Utilities	Public water, private septic
HVAC	New efficient heat pumps and propane furnace
Parking	15 surface spaces

FOR SALE : $475,000

8 Shaker Road

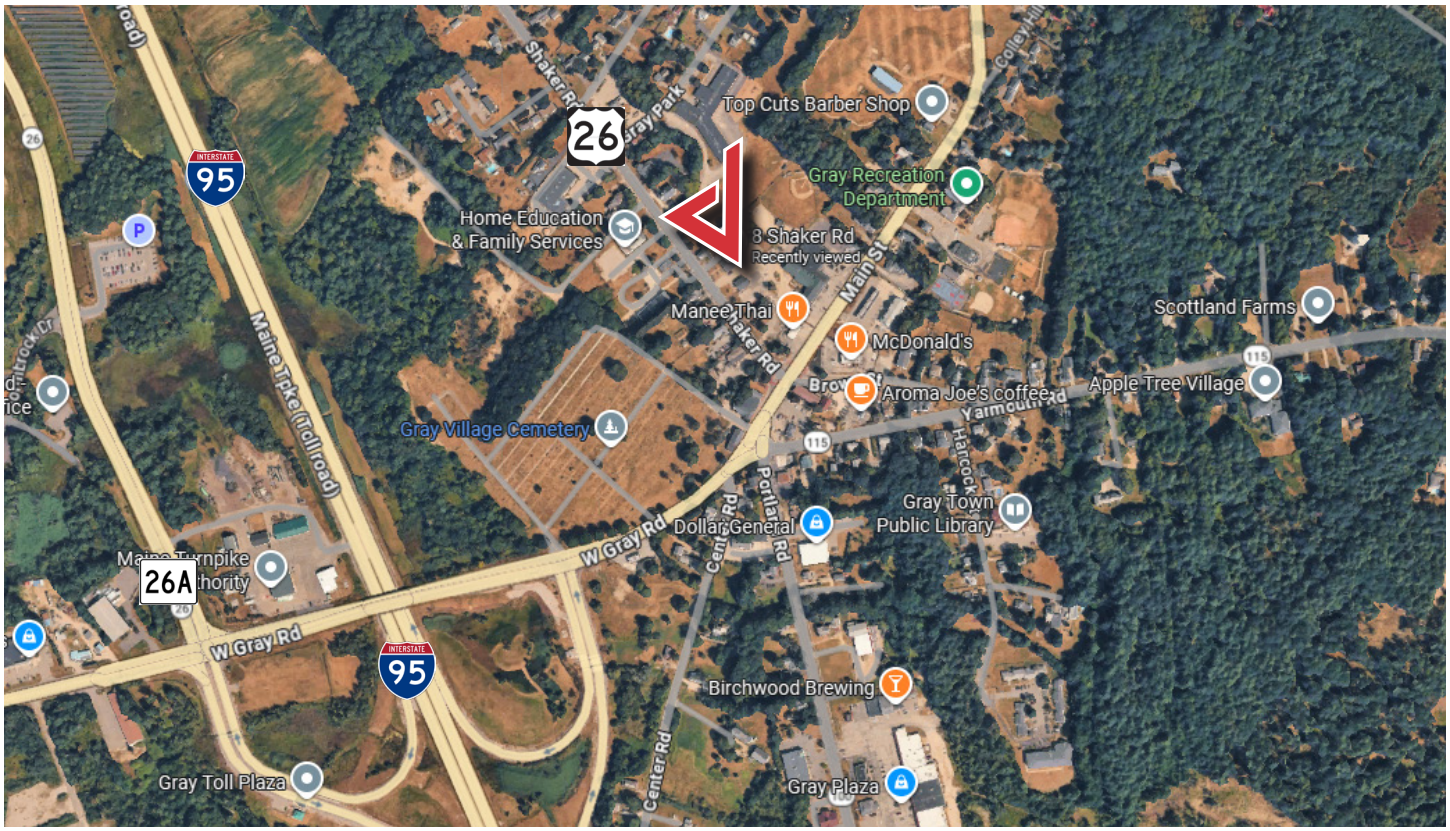












The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.