

Main Street Fire Station Request for Proposals

**1 MAIN STREET
GRAY, ME 04252**

1. The property is located at Durgin Corner, the Town of Gray's main intersection of four State routes and close to the Maine Turnpike's Exit 63 interchange. The Fire Station is a former Town Hall that was built in 1837 and is likely eligible for listing on the National Register of Historic Places, making it eligible for historic preservation tax credits. The building sits on a corner of the Town cemetery and adjacent to the Clark Block, a set of connected commercial buildings that are part of a Community Development Block Grant project to revitalize the downtown. The building does not appear to have a defined lot, but the property could possibly be sold as a functional division or leased as part of the cemetery lot. The building has public water, but wastewater disposal is likely limited to an existing holding tank with limited opportunity for installing a modern septic system. Parking is limited to approximately five parking spaces for the building that contains about 4500 square feet on two levels.



Main Street Fire Station on Durgin Corner

2. REQUEST FOR PROPOSALS: The Town of Gray, Maine (pop. 7280) is seeking reuse proposals for an 1837 2 ½ story brick building known as the Main Street Fire Station (4500+/- sq. ft.), situated on a portion of the Town cemetery. The Town is seeking uses such as, but not limited to, retail shops, offices, and apartments. The building is vacant and is available for showing with a 48-hour notice. The Town of Gray will consider all proposals that keep the original character of this architecturally and historically significant structure intact and will partner with developers to secure Historic Tax Credits and/or other incentives (if any). It will also work with applicants to explore solutions for septic, parking and access needs. ***All proposals must be in writing accompanied by a business outline with examples of previous work or business history, and a disclosure of all principals within the company structure is required.*** The Town of Gray reserves the right to reject any and all proposals.

3. To be considered all proposals must be received no later than 4:00 p.m. November 17, 2008:

**Deborah Cabana, Town Manager
Town of Gray
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Gray, Maine 04039
207-657-3339**