

FOR SALE | INVESTMENT
80 WATER ST, DEXTER, ME 04930



PROPERTY OVERVIEW

Historic Dexter Shoe Factory Building

We are pleased to present a unique opportunity in Dexter, Maine, with the former Dexter Shoe Factory. This property, steeped in local history and brimming with potential, offers ample space for either industrial use or innovative housing redevelopment.

Its strategic location, coupled with flexible zoning for potential residential conversion, makes it an ideal investment for those aiming to contribute to the community's revitalization. Whether preserving its industrial heritage or transforming it into modern living spaces, this site provides a rare blend of versatility and potential in Dexter's heart, appealing to developers and investors looking to bring a historic property back to prominence.

MAINE REALTY ADVISORS

MaineRealtyAdvisors.com
16 Casco Street
Portland, ME 04101

Contact Andre Rossignol

(207) 744-3084 ext 319

Andre@MaineRealtyAdvisors.com

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PROPERTY DETAILS

| | |
|-----------------------|---|
| SALE PRICE | \$600,000.00 |
| SQ. FOOTAGE | 100,000 ± SF |
| LOT SIZE | 4.50 ± Acres |
| CEILING HEIGHT | 12 Feet |
| DRIVE IN BAYS | 1 Bay |
| DOCKS | 4 Docks |
| ZONING | Industrial |
| SUBTYPES | Manufacturing, Light Industrial, Warehouse/ Distribution |



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MAP



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CONTACT



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Associate

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PENOBSCOT COUNTY DEMOGRAPHICS

| | |
|--------------------------------|--------|
| POPULATION | 152.1k |
| HIGHER EDUCATION | 27.7% |
| MEDIAN AGE | 44.3 |
| MALE | 49.6% |
| FEMALE | 50.4% |
| MEDIAN HOUSEHOLD INCOME | 50.8k |
| MEDIAN PROPERTY VALUE | 140.8k |



Josh Soley
President

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