

14 SCHOOL ST

Gorham, Me 04038



Ashley Fearon

Broker/ Owner

207.595.0427

Ashley@ateammaine.com

Ashleysellsmaine.com



Positioned right in the heart of downtown Gorham's vibrant, high-traffic Gorham Village Center (GVC) zone, 14 School Street offers an exceptional blend of historic character, structural visibility, and flexible zoning. Originally built in 1805 and thoughtfully updated over the years, this masonry and brick standalone commercial building is perfectly suited for an investor looking for reliable multi-use potential, or an owner-user wanting a premier, walkable storefront just steps from the University of Southern Maine (USM) campus and local thoroughfares.

Whether your vision includes upscale retail, professional office suites, a boutique service business, or a mixed-use commercial/residential portfolio add, this property delivers unbeatable location, convenience, and charm.

Property Features & Highlights

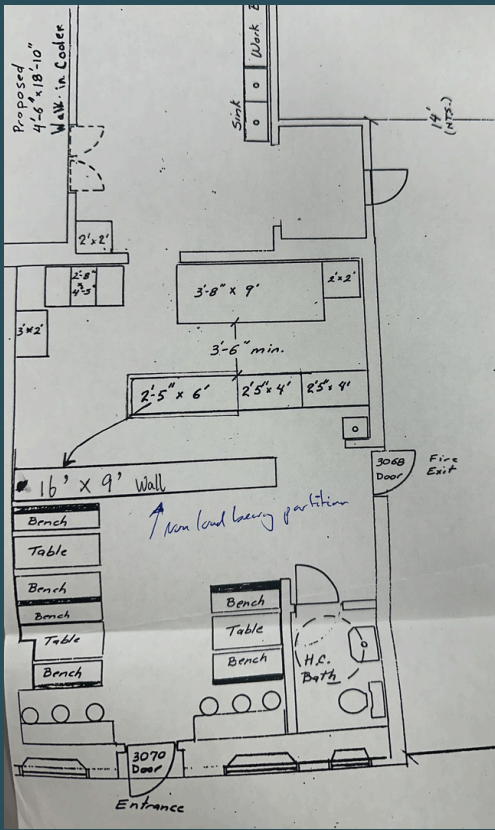
Premium In-Town Location: High-visibility positioning with immediate foot and vehicle traffic. Walkable to local restaurants, coffee shops, banks, and the USM campus.

Flexible GVC Zoning: The Village Center designation allows for an incredibly wide array of permitted uses, offering maximum versatility for your business or future tenants.

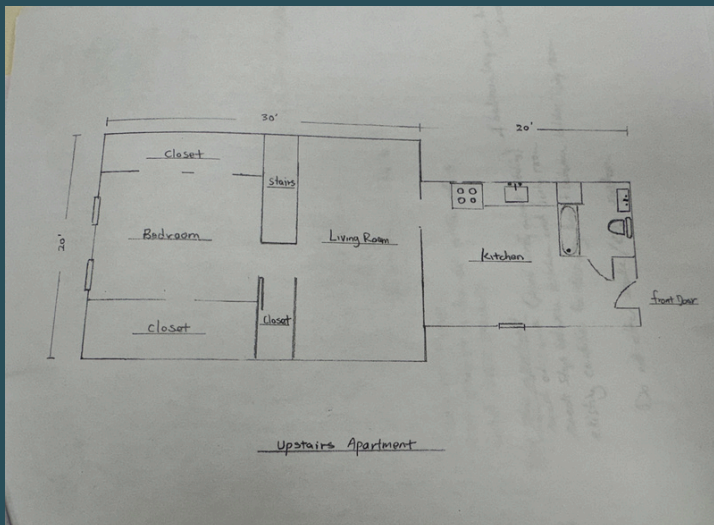
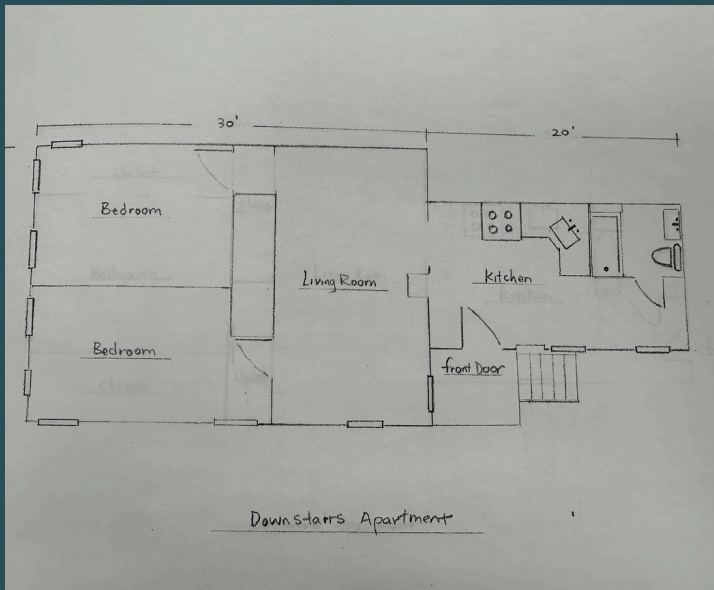
Historic Character, Modern Utility: Classic 1805 masonry construction featuring architectural charm, paired with a highly functional footprint and updated mechanics.

Dedicated Off-Street Parking: A rare and highly valuable commodity for downtown Gorham commercial listings.

Value-Add Potential: Perfect layout for single-occupancy branding or dividing into distinct commercial suites / mixed-use rental income.



- Year Built: 1805
- 2,632 sq ft
- GVC Zoning
- Public Water
- Public Sewer
- .16 acres
- Off Street Parking
- 6.12% cap rate



Ashley Fearon
 Broker & Owner
 (207)595-0427
ashley@ateammaine.com