



nerej

Dumont Property Group to transform 176,000 s/f mill building

March 06, 2014 - Northern New England

The Historic Gonic Mill, is a former textile mill building which has housed multiple types of manufacturing over the past century. It was constructed in various stages from the early 1900s to the late 1940s, this remarkable building is an example of past meets present with its upcoming conversion into a mixed-use environment.

Since Steve Dumont of Dumont Property Group has owned the 176,000 s/f mill building, it has gone through many changes and the mill is still changing from just industrial manufacturing to a now multi-tenanted building. Its businesses include a Dance Studio, Dog Training, a Fitness Club, Photo Studio, a Café, Three schools, and CB Gitty a manufacturer of Cigar Box Guitars, plus numerous others tenants.

The Mill was home of Cabletron and Brand Partners. Between the two, along with Dumont, have invested over \$3 million in renovations and upgrades to the inside of this building.

According to Dumont, the upstairs of the building also presents a suitable location for apartments.

"We are trying to make it more of a mixed-use building."

This spring, Dumont hopes to come before the zoning board of adjustments and the planning board with plans for the first phase of the project, to make a section of the mill building residential.

Dumont said he envisions about eight to ten apartments to be located on the fourth floor of main building, located next to the riverwalk and the Cocheco River.

The mill has some first class office space. Otis Elevator will install a new pedestrian elevator in order to get to the space.

As for the development of the residential units, Dumont said the integrity of the Gonic Mill would stay intact. The apartments would come with the traditional open beams, lofts, high ceilings, and brick structure typical of mill-style buildings.

In addition to the apartments at the Gonic Mill, Dumont is also hoping to develop the land next to the mill building during the second phase of the project.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540