



LISTING ID: 28397811

Great opportunity for commercial space on South River Road. - 33 US Route 3 Bedford, NH 03110

Price:	\$340,000	Size:	1,201 SF	Status:	Active
Unit Price:	\$283.10 Per SF	Land Size:	17,424 SF	Type:	Office For Sale
Sale Terms:		Building Size:	1,201 SF	Subtype:	Mixed Use, Office Building
Cap Rate:	See Agent	Modified:	11/5/2012	Zoning:	PZ

Great opportunity for commercial space on South River Road. Across from Wal-Mart intersection and next to T-Bones. A++ Location. 17,000+ sq.ft lot with cape home and two garages in rear. Oversized lot allow for flexible uses. Location does not get any better than this!

Michael Caouette KW Commercial

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LISTING ID: 28316360

Retail-Commercial For Sale - 20 Boynton Ct. Manchester, NH 03103

Price:	\$250,000	Size:	3,363 SF	Status:	Active
Unit Price:	\$74.34 Per SF	Land Size:	0.16 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Free-Standing Building, Street Retail
Cap Rate:	See Agent	Modified:	11/2/2012	Zoning:	R-2

Formerly home to Pro Street Unlimited, this 3,360 Sq.Ft. building is comprised of three automotive bays as well as an office and a retail showroom. Conveniently located in central Manchester, directly off of Valley St. Permits are in place, on premise parking for up to twelve vehicles. Excellent business opportunity for automotive repair or any number of other ventures.

Dan Silva KW Commercial Bedford-Manchester

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LISTING ID: 28293495

SIX UNIT MULTI-FAMILY - 53 SOUTH STREET, Unit: 1 Concord, NH 03301

Price:	\$595,000	Size:	3,486 SF	Status:	Active
Unit Price:	\$99,166.67 Per Unit	Land Size:	0.28 Acres	Type:	Multi-Family For Sale
Sale Terms:		Total Units:	6	Subtype:	See Agent
Cap Rate:	See Agent	Modified:	10/24/2012	Zoning:	See Agent

LOCATED WITHIN WALKING DISTANCE TO LOCAL SCHOOLS, RESTAURANTS, LOCAL AND STATE MUNICIPAL BUILDINGS. THIS MULTI-FAMILY HAS FIVE ONE BEDROOM APARTMENTS AND ONE TWO BEDROOM APARTMENT THAT IS NINETY PERCENT OCCUPIED WITH RECENT UPGRADES.

David A Grappone KW Commercial

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LISTING ID: 28291779

WITHIN MILFORD'S OVAL DISTRICT - 118 NASHUA RD Milford, NH 03055

Price:	\$995,000 Per Acre	Land Size:	1.05 Acres	Status:	Active
Unit Price:	\$995,000 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Retail
		Modified:	10/16/2012	Zoning:	COMMERCIAL

THIS SITE IS STRATEGICALLY LOCATED ALONG NASHUA ROAD LEADING INTO MILFORD'S BUSINESS DISTRICT. SITE IS MADE UP OF FIVE CONTINUOUS PARCELS total of 1.05 ACRES THAT LENDS A GREAT OPORTUNITY TO DEVELOPE A NATIONAL OR REGIONAL RETAIL LOCATION.

David A Grappone KW Commercial

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LISTING ID: 28291146

Vacant Land For Sale - 3 East Way Kingston, NH 03848

Price:	\$990,000	Land Size:	11.06 Acres	Status:	Active
Unit Price:	\$89,511.75 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Retail
		Modified:	10/14/2012	Zoning:	Comm

Large valuable vacant 11+ Acre land parcel located @ junction of State Highways Rte. 125/111/107. Property is at lighted intersection with good visibility, access and traffic flow. Land is level and mostly open. Significant engineering has been completed and is available for serious buyers. Zoned HD-1 offering a variety of permitted uses both Commercial + Residential: Retail, Animal Clinic, Restaurant, Apothecary, Service Office, Church, Civic Buildings and Residential use is permitted. This parcel is suitable for a mixed use development. The area also qualifies to contain a variety of public buildings serving religious and civic functions, dining facilities, customary home occupations, traditional home arts and crafts, gardening, domestic animal raising and service professions. The area is characterized from its general appearance along the Plains as typical of a small New England village containing many fine examples of colonial architecture as well as a mix of other architectural types. There is an ...

Ronald Fredette KW Commercial NH 603-836-2700 ronald@kw.com



LISTING ID: 28289593

Industrial For Sale - 118 Deering Ctr. Rd. Deering, NH 03244

Price:	\$379,900	Size:	5,000 SF	Status:	Active
Unit Price:	\$75.98 Per SF	Land Size:	See Agent	Type:	Industrial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Manufacturing
Loading:	2 Docks	Modified:	10/6/2012	Zoning:	Light Commercial Variance

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LISTING ID: 28289592

Combination residential, light industrial opportunity - 118 Deering Center Road Deering, NH 03244

Price:	\$379,900	Size:	5,276 SF	Status:	Active
Unit Price:	\$72.01 Per SF	Land Size:	1.38 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	7,766 SF	Subtype:	Mixed Use
Cap Rate:	See Agent	Modified:	10/16/2012	Zoning:	Light Commercial Variance

This 1.38 acre site located on Deering Ctr Rd. (state route 149) consist of a beautifully maintained 3 bedroom, 2.5 bath residence, as well as 5,276 SF of commercial space within three stand alone buildings. The largest is 3,276 SF presently demised as both office and production. Although zoned residential, this property is grandfathered for light commercial use. It is presently the home of Maine Line Graphics who are moving to a larger facility. The property lends itself to a large number of uses, ranging from Artisan Galleries to light assembly or contractor facilities. The residence generates \$ 18,000 in annual income, but could also serve as your primary residence. The home has many unique features, solar hot water, a hottub on the sun porch, a sauna and beautiful elevated decks. The heated two story barn is used for both production and storage. This is truly a unique property with limitless potential for an enterprising entrepreneur. All you need is imagination, the internet , UPS or Fedex and you can ...

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LISTING ID: 28288308

Retail-Commercial For Sale - 63-65 Bridge St Pelham, NH 03076

Price:	\$795,000	Size:	6,761 SF	Status:	Active
Unit Price:	\$117.59 Per SF	Land Size:	3.29 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Vehicle Related
Cap Rate:	See Agent	Modified:	10/2/2012	Zoning:	Res/Comm

Corner lot on busy RT 38 in Pelham. 1 mile north of MA line. 4600 sq ft garage with 4 bays office and rental, 3.29 acres with single family home. Auto Repair Sales and NH insp. 4 curb cuts. Great redevelopment possibilities.

Douglas C Martin KW Commercial 603-836-2700 doug@martinassociates.com



LISTING ID: 28288122

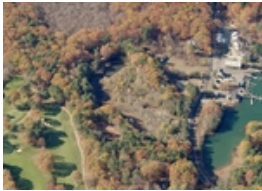
620 sq ft of office For lease - 172 Rockingham Road Londonderry, NH 03053

Price:	\$800	Size:	620 SF	Status:	Active
Unit Price:	\$1.29 Per SF	Land Size:	0.91 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Also:	Office
Cap Rate:	See Agent	Modified:	11/12/2012	Subtype:	Mixed Use
				Zoning:	commercial

Heat and Electricity Included in this modified. gross. Corner lot with Light. Just 1500 feet north off exit 5 off 93, on right. newly renovated. Great signage

Douglas C Martin KW Commercial

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LISTING ID: 28286435

Vacant Land For Sale - 170 Wentworth Rd Rye, NH 03870

Price:	\$899,000	Land Size:	12.9 Acres	Status:	Active
Unit Price:	\$69,689.92 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Residential (Single Family)
		Modified:	9/22/2012	Zoning:	Res

Incredible 12.9 acres land abutting Wentworth Country Club close Wentworth By The Sea. Exclusivity, single estate or 2-lot subdivision. One of New Hampshire's most exclusive areas. Town water, survey, test pits & wetland permit avail. Pond on-site. Untouched wildlife & land in it's natural state. Directions: 95 to Rte 33 (becomes South St) Right onto Sagamore, Left onto Wentworth

Ronald Fredette KW Commercial NH

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LISTING ID: 28283527

Retail-Commercial For Sale - 323 Varney St. Manchester, NH 03102

Price:	\$350,000	Size:	1,352 SF	Status:	Active
Unit Price:	\$258.88 Per SF	Land Size:	0.13 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Street Retail
Cap Rate:	See Agent	Modified:	9/8/2012	Zoning:	commercial

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LISTING ID: 28283525

Retail-Commercial For Sale - 353 Varney Manchester, NH 03102

Price:	\$350,000	Size:	1,352 SF	Status:	Active
Unit Price:	\$258.88 Per SF	Land Size:	0.13 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Convenience Store, Free-Standing Building
Cap Rate:	See Agent	Modified:	9/8/2012	Zoning:	Commercial

Viable, operating convenience store located on busy Varney St. in Manchester. Minutes from St Anselm's College, high visibility, easy access from Varney St into the private parking lot.

Dan Silva KW Commercial Bedford-Manchester

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Office For Sale - 26 Center St Concord, NH 03301

Price:	\$225,000	Size:	2,242 SF	Status:	Active
Unit Price:	\$100.36 Per SF	Land Size:	See Agent	Type:	Office For Sale
Sale Terms:	See Agent	Building Size:	See Agent	Subtype:	Office Building
Cap Rate:	See Agent	Modified:	9/3/2012	Zoning:	Civic Performance

LISTING ID: 28282478

Professional Office Building across street from New Hampshire Historical Society + one block from NH State House Capital, Concord, NH. Engineered plan for Professional Office approved to rehab 26 Center + demo other 2 structures to provide off street parking for 21 cars. The site has approximately 70 ft high visibility road frontage on 0.35 Acres or 15,384 square feet of land. Subject property has 3 structures, 2,242 SF 2 story building known as 26 Center Street, 907 SF building known as 26 1/2 Center Street + detached garage with public water + sewer. Zoned CVP, Civic Performance Zone, considered a superior location located 1 block from NH State House on busy roadway. Good Zone for federal, state, county, and local offices, cultural + high density residential uses. Possible use for Attorney, Accountant, Non Profit, Insurance, Arts, Consultant, Engineering, Counselor. Zone intended for a mixture of new + traditional architecture in a pedestrian environment. Easy highway access to I-93 and 20 ...

Ronald Fredette KW Commercial NH

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Vacant Land For Sale - 94A Cross Rd Templeton, MA 01468

Price:	\$495,000	Land Size:	29 Acres	Status:	Active
Unit Price:	\$17,068.97 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:	See Agent	Adjacent Parcel:	No	Uses:	Industrial
		Modified:	8/31/2012	Zoning:	Auto Salvage

LISTING ID: 28282244

Owner financing, Estate. Fully licensed Auto Salvage, Class 3 Clean, 2700 sq ft shop with Lift, Racking, ETC ready to go.

Douglas C Martin KW Commercial

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Retail-Commercial For Sale - 425 Mast Rd Manchester, NH 03102

Price:	\$219,000	Size:	1,158 SF	Status:	Active
Unit Price:	\$189.12 Per SF	Land Size:	0.12 Acres	Type:	Retail-Commercial For Sale
Sale Terms:	See Agent	Building Size:	2,364 SF	Subtype:	Free-Standing Building
Cap Rate:	See Agent	Modified:	9/7/2012	Zoning:	Commercial

LISTING ID: 28282241

Well maintained free standing building located on busy Mast Rd. The space is presently owner occupied by a Health Food and Supplement retail outlet and has served as a neighborhood convenience store in the past. The space is also well suited to a number of uses, Hair/Beauty Salon, Food Service, misc retail uses. Great space with ample parking and good signage. Corner lot, would make great specialty shop or could serve as Yoga or other exercise facility. The space is equipped with both a large commercial refrigerator as well as a large freezer. All of the existing shelving and fixtures are included. The back room has two sinks, one a three compartment. Plenty of storage in the basement area. .

Dan Silva KW Commercial Bedford-Manchester

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Vacant Land For Sale - 60 Pinewood Allenstown, NH 03275

Price:	\$120,000	Land Size:	4.27 Acres	Status:	Active
Unit Price:	\$28,103.04 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:	See Agent	Adjacent Parcel:	No	Uses:	Industrial
		Modified:	8/8/2012	Zoning:	Commercial

LISTING ID: 28277169

Nice level 4.27 Ac Commercial Land on State Highway Route 28 located in a commercial/light industrial zone. POSSIBLE SUBDIVISION! Permitted uses allow banks, medical, motor vehicle, print shops, recreation, retail, garden, nursery, office, restaurants, car wash, auto sales, municipal, schools, day care, landscape, warehouse, self-storage, food + beverage, contractor yards, veterinary, personal service, marine, lab, livestock, manufacturing, R+D, and many, many more. Municipal water line just down roadway @ Suncook Family Health Center and can be extended to the subject property. Subject property within village limits. Access to major north – south major artery and close to Manchester and Concord.

Ronald Fredette KW Commercial NH

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Industrial For Sale - 94a Cross Rd Templeton, MA 01468

Price:	\$495,000	Size:	2,700 SF	Status:	Active
Unit Price:	\$183.33 Per SF	Land Size:	See Agent	Type:	Industrial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Free-Standing commercial
		Modified:	8/3/2012	Zoning:	

29 acres Great site Clean owner financing. Class 3 and class and class2 licence. Close to RT 2 at exit 21

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LISTING ID: 28276162



Free Standing Retail Location - 6 Glass St Pembroke, NH 03275

Price:	\$59,999	Size:	1,040 SF	Status:	Active
Unit Price:	\$57.69 Per SF	Land Size:	0.04 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	1,040 SF	Subtype:	Free-Standing Building
Cap Rate:	See Agent	Modified:	10/15/2012	Zoning:	B-2

A charming free-standing building located in the Suncook central business district. This location is great for retail or small bistro/cafe location, retail, gallery and office. Convenient 2 hour on street parking and free municipal parking lot behind the building.

Titus Cramer KW Commercial Bedford-Manchester 603-219-3360 tituscramer@kwcommercial.com

LISTING ID: 28274525



RETAIL/OFFICE OPPORTUNITY - 198 Loudon Rd Concord, NH 03301

Price:	\$1,100,000	Size:	4,100 SF	Status:	Active
Unit Price:	\$268.29 Per SF	Land Size:	62,914 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Free-Standing Building
Cap Rate:	See Agent	Modified:	7/25/2012	Zoning:	CG

Strategically located on Loudon Road that offers both high traffic and great visibility between I93 and the Steeple Gate Mall. Buildings and land are kept in pristine condition situated on a 1.44 acre level site.

David A Grappone KW Commercial 603-836-2632 dgrappone@kw.com

LISTING ID: 28274242



Two Lots Side-By-Side - 1687 & 1705 Elm St. Manchester, NH 03104

Price:	\$600,000	Land Size:	0.64 Acres	Status:	Active
Unit Price:	\$937,500 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Office, Retail
		Modified:	7/18/2012	Zoning:	Devel Land

Michael Caouette KW Commercial 603-674-9850 michael@sellsnhre.com

LISTING ID: 28272035



Commercial Vacant Land - 1705 Elm St. Manchester, NH 03104

Price:	\$325,000	Land Size:	0.24 Acres	Status:	Active
Unit Price:	\$1,354,166.67 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Office
		Modified:	7/18/2012	Zoning:	See Agent

Michael Caouette KW Commercial 603-674-9850 michael@sellsnhre.com

LISTING ID: 28272031



Commercial Vacant Land - 1725 Elm St. Manchester, NH 03104

Price:	\$350,000	Land Size:	0.38 Acres	Status:	Active
Unit Price:	\$921,052.63 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Office
		Modified:	7/18/2012	Zoning:	See Agent

LISTING ID: 28272028

Michael Caouette KW Commercial

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Retail Land at Lights on State Highway - 435 South River Rd Bedford, NH 03110

Price:	\$350,000	Land Size:	3.5 Acres	Status:	Active
Unit Price:	\$100,000 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Retail
		Modified:	7/18/2012	Zoning:	Performance Zone

LISTING ID: 28271828

Retail Site 3.5 Acre lot at signalized intersection inside Bedford NH Performance Zone. Ideal retail site by the new bridge to Manchester Boston Regional Airport. Superior highway and Airport access. High daily traffic with excess of 600 foot road frontage with a designated access onto South River Road. Site at lighted intersection by new airport bridge right off the exit ramp. Site consists of 2 tax lots Map 36 lots 1 and 3. City Water and Sewer avail.

Ronald Fredette KW Commercial NH

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13,760 SF Manufacturing / Auto Facility - 85 Ray Rd Dunbarton, NH 03046

Price:	\$659,900	Size:	13,760 SF	Status:	Active
Unit Price:	\$47.96 Per SF	Land Size:	21.19 Acres	Type:	Industrial For Sale
Sale Terms:		Building Size:	13,760 SF	Also:	Special Purpose
Loading:	2 Docks, 3 Doors	Modified:	7/11/2012	Subtype:	Warehouse/Distribution
Ceiling:	12 ft. Clear			Zoning:	Low Density Res/ Automotive

LISTING ID: 28270420

Building completely renovated in 2008 located on 21.1 acres with total renovation and reconfiguration of the first and second floor finished offices, reception area, new ADA bath, updated plumbing to all bathrooms, new flooring and new drop acoustic tile ceilings on both levels, new electrical fixtures and outlets, new kitchen area, new windows, smoke and heat detectors, security system, security gate front and rear, gas fire place, new division wall with sound insulation, new HVAC units,

David A Grappone KW Commercial

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111/117 Front St - 117/111 Front St. Manchester, NH 03102

Price:	\$729,900	Size:	5,646 SF	Status:	Active
Unit Price:	\$182,475 Per Unit	Land Size:	0.52 Acres	Type:	Multi-Family For Sale
Sale Terms:		Total Units:	4	Subtype:	See Agent
Cap Rate:	See Agent	Modified:	9/24/2012	Zoning:	B-2

LISTING ID: 28258030

Property consist of Retail shop (2,800 S.F.) on .35 acres, zoned B-2 plenty of parking. Four unit newly renovated apartment building with garage parking. Apartment building available as part of total parcel only.

Dan Silva KW Commercial Bedford-Manchester

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LISTING ID: 28253925

Retail-Commercial For Sale - 111 Front St Manchester, NH 03102

Price:	\$399,900	Size:	2,836 SF	Status:	Active
Unit Price:	\$141.01 Per SF	Land Size:	0.35 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Mixed Use
Cap Rate:	See Agent	Modified:	6/13/2012	Zoning:	B-2

Great, highly visible multiple use city location, right off of I-293 at Amoskeag Traffic Circle. B-2 zoning allows for a variety of uses, parking for 20+ vehicles. Ideal for restaurant or bistro, daycare facility, or any number of retail possibilities.

Dan Silva KW Commercial Bedford-Manchester 603-836-2746 DanSilva@KWCommercial.com



LISTING ID: 28253490

Multi-family with Ice Cream Shop - 7 Broadway Concord, NH 03301

Price:	\$575,000	Size:	4,426 SF	Status:	Active
Unit Price:	\$143,750 Per Unit	Land Size:	0.29 Acres	Type:	Multi-Family For Sale
Sale Terms:		Total Units:	4	Subtype:	Mixed Use
Cap Rate:	10.50%	Modified:	6/11/2012	Zoning:	CN - Neighborhood Commercial

This multi-use property offers four unique revenue streams to the investor; the first two are derived from residential units on the second floor, and the second two from commercial operations on the first floor.

The first residential unit is one-bedroom, 884 sft, currently leased at \$900 per month. The second unit is two bedroom 1,100 sft, currently leased at \$1000 per month.

Downstairs there are two commercial revenue stream generators - a 2,000 sft retail storefront and a long-time (>20 yrs) ice cream shop (around 350 sft).

The retail space will generate \$1800 - \$2058 per month (lease rate \$10.50 - \$12.00 NNN) and the Ice Cream shop has historically generated over \$50K in free cash flow on an annualized basis.

Full financials available upon nondisclosure agreement (NDA) execution.

Larry Stenger KW Commercial 603-836-2678 larry@nhcommercialagt.com



LISTING ID: 28250166

Development Opportunity - 69 Dover Rd Chichester, NH 03258

Price:	\$795,000	Land Size:	19.027 Acres	Status:	Active
Unit Price:	\$41,782.73 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Retail
		Modified:	5/23/2012	Zoning:	See Agent

Strategically located on route four which is a heavily traveled east west high way just west of the epsom traffic circile. Located along this strip of high way between Concord and Epsom New Hampshire are Tractor Supply,several established used car dealer's,medical office and Camper World ect. This site would be a great opportunity for a office/medical complex, major retailer or mixed use.

David A Grappone KW Commercial 603-836-2632 dgrappone@kw.com



LISTING ID: 28249173

Office Building For Sale - 490 South Main Street Manchester, NH 03104

Price:	\$399,900	Size:	4,100 SF	Status:	Active
Unit Price:	\$97.54 Per SF	Land Size:	0.15 Acres	Type:	Office For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Office Building
Cap Rate:	See Agent	Modified:	5/21/2012	Zoning:	See Agent

South Main Street West Side of Manchester located along a heavy traveled corridor with great visibility and access. This space can divided into two separate levels and has a full lower level with a partial kitchen, break area. Second and third levels are set up with several individual offices along with mens and women restrooms on each level. Parking is located in the rear of the building with an adequate number of spaces within a chain link fence.

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LISTING ID: 28247078

Industrial For Sale - 662 N Mast Rd New Boston, NH 03070

Price:	\$319,000	Size:	5,000 SF	Status:	Active
Unit Price:	\$63.80 Per SF	Land Size:	See Agent	Type:	Industrial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Free-Standing
Ceiling:	16 ft.	Modified:	9/18/2012	Zoning:	Commercial

Attractive Retail building with brick veneer front 5,000 SF garage warehouse building for sale on 2.3 Ac Lg paved 100 car park lot approx 15,000 SF currently auto sales Bldg column free with 2 drive in doors Space divided in 2 EZ to convert to 1 if needed. Space A 2,500 SF has 16 ft high bay w/14 ft drive in door big open area w/nice office. Space B approx. 2,500 SF 12 ft drive in w/open garage area + office area Extra yard storage outside used by landscape biz for supplies + material Building is in great shape + good investment Long road frontage on busy State Highway Rte 114 just over the Goffstown NH line on the road to Weare NH Ideal for Biz Owner who needs space to grow, co-locate + have extra income Good investment property currently occupied by 2 tenants who want to stay. Ideal auto repair-auto body-biz contractor-retail sales-equipment sales-wholesale distributor. Locate with other thriving businesses here

Ronald Fredette KW Commercial NH

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LISTING ID: 28244054

Business Opportunity For Sale - 116 Nashua Street Milford, NH 03055

Price:	\$395,000	Size:	2,236 SF	Status:	Active
Unit Price:	\$176.65 Per SF	Land Size:	0.16 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Service Station/Gas Station
Cap Rate:	See Agent	Modified:	4/28/2012	Zoning:	See Agent

Property is located within a high traffic corridor entering from Amherst/Nashua into Milford square that has great visibility. Current owner has operated from this location since 2004 and has established an excellent customer base pumping between 600,000 and 800,000 gallons of fuel a year. The property is kept in pristine condition, and along with a computerize imaging sign that offers some great opportunities.

David A Grappone KW Commercial

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LISTING ID: 28239159

Vacant Land For Sale - 100 Ledge Rd Windham, NH 03087

Price:	\$2,200,000	Land Size:	45.6 Acres	Status:	Active
Unit Price:	\$48,245.61 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Industrial
		Modified:	4/6/2012	Zoning:	Industrial

45.6 Acres of Industrial zoned property close to Interstate 93 exit. Engineering plans available with conceptual for a 5 lot subdivision called Ledge Road Business Park. Property has aggregate approximately 500,000-800,000 yards of rock. Previous earthwork completed with road permit from town. Site has great visibility from Rte. 111 and is only 3 miles from exit 3 off Interstate 93. Existing crushed rock material on site, with temporary paved access road to service crushing area. Site great for single occupant, company headquarters or investor/developer. Crushed rock from the site needs reduces expenses. Great highway access just over the Massachusetts line in Southern NH growth corridor.

Ronald Fredette KW Commercial NH

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LISTING ID: 28234605

Vacant Land For Sale - 00 Greenhill Rd Barrington, NH 03825

Price:	\$4,250,000	Land Size:	208 Acres	Status:	Active
Unit Price:	\$20,432.69 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	See Agent
		Modified:	3/16/2012	Zoning:	Res

Sand + Gravel Reserve; 208 +/- Ac land site with estimates 15 Million cubic yards of sand, gravel and granite located in Southern NH town of Barrington, NH. Preliminary estimate 3,425,000 cubic yards of sand + gravel and 12,000,000 cubic yards of granite. Test pit data available, electric utility to site for weight scale. Located 1 mile between 2 state highways on paved road. Sand, gravel + stone in an easy working location. Site access 1 mile off State Highway Rte125 + 1 mile from Rte. 202 near to Gonic - Rochester region. The pit entrance is paved and open. Excavation is allowed by right in town zoning. Land not in current use for real estate taxes w/no mortgages or liens. Property approximately 100 acres along the Isinglass River, an ideal location for a future land residential conservation subdivision. Strategically located in growth area Dover, NH / Portsmouth, NH Seacoast Region with good access to major North / South and East / West corridors: Rte. 16 Spaulding Turnpike, Rte. 125, Rte. 202, Rte. 101, ...

Ronald Fredette KW Commercial NH 603-836-2700 ronald@kw.com



LISTING ID: 28228450

Vacant Land For Sale - 55 Rte 106 Sheep Davis Rd Pembroke, NH 03275

Price:	\$1,450,000	Land Size:	27.5 Acres	Status:	Active
Unit Price:	\$52,727.27 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Industrial
		Modified:	9/22/2012	Zoning:	C-1 light Industrial

Large Industrial 27 Acre lot, subdividable to 5-10 Acre lots. 1200 ft road frontage on Rte 106 Secondary road access avail. Good topography slope front to rear. Possibility of several frontage lots. Zone C-1 light industrial, water, sewer, three phase at road. Parcel includes two lots. Good Industrial headquarters Highway access, growth area of other industrial users. Good for developer to land bank or begin lot development. 13 miles from NH Motor Speedway, Loudon NH. Strategic Highway Access I-93, I-395, I-89, US 3, Rte 3A, Rte 106, Rte 4

Ronald Fredette KW Commercial NH 603-836-2700 ronald@kw.com



LISTING ID: 28228118

Self Storage for sale - 1461 Hooksett Rd Hooksett, NH 03106

Price:	\$575,000	Land Size:	3.36 Acres	Status:	Active
Unit Price:	\$171,130.95 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Self Storage
		Modified:	2/16/2012	Zoning:	Commercial

Approved Self Storage site 49,500 sq feet buildings on 3.36 acres w/access on busy US Rte 3. NH-DOT, NH-DES permits, engineering plans + architectural for site construction for 416 climate controlled units. Attractive rental opportunities in growth area of two large condo developments, mobile home park and college university all within the 3 mile radius. Market study for 3 + 5 radius with population density and income profile reports. Excellent business opportunity to generate a high cash flow return. Additional info with complete site plans, etc. avail. Site perfect for phased construction allowing opportunity for cost controls and earlier profit. Possible seller participation.

Directions: US Rte 3 know as DW Highway, next to Granite Hills Condos

Ronald Fredette KW Commercial NH 603-836-2700 ronald@kw.com



LISTING ID: 27225713

Retail-Commercial For Sale (Sale Pending) - 178 Route 101 #A6 Bedford, NH 03110

Price:	\$99,900	Size:	820 SF	Status:	Sale Pending
Unit Price:	\$121.83 Per SF	Land Size:	See Agent	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Street Retail
Cap Rate:	See Agent	Modified:	9/18/2012	Zoning:	Comm

Retail location avail immediately in busy Bedford Village Shoppes. Ground floor, large open floorplan with small office area in rear. Location has a large display window along parking lot. Priced affordable to keep your costs in line. Directions: Rte 101 to Bedford Village Shops. Make an offer!

Ronald Fredette KW Commercial NH

603-836-2700 ronald@kw.com



LISTING ID: 27194272

Vacant Land For Sale - 193 Pembroke Rd Concord, NH 03301

Price:	\$1,200,000	Land Size:	11 Acres	Status:	Active
Unit Price:	\$109,090.91 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Retail
		Modified:	12/22/2011	Zoning:	Gateway

11 Ac located in Gateway Performance District (GPW) Concord, NH off of I-293 + Rte 106. Strategically located inside growth corridor. High accessible location by Steeplegate Mall. Zoned Gateway for various commercial uses. Public water, sewer + gas.

Ronald Fredette KW Commercial NH

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LISTING ID: 27031267

Industrial For Sale - 20 Blaine Manchester, NH 03102

Price:	\$879,000	Size:	18,346 SF	Status:	Active
Unit Price:	\$47.91 Per SF	Land Size:	0.53 Acres	Type:	Industrial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Warehouse/Distribution
Loading:	1 Dock	Modified:	9/18/2012	Zoning:	B-2

Large Multi-Tenant 18,346 SF industrial warehouse/office/retail inside B-2 Zone. Ideal highway access, city water + sewer, nat. gas. Masonry constructed single story structure. 50 car paved lot 30 front + 20 rear. Billboard double sided towers over I-293 increases visibility. E-Z highway access. Owner's unit 7,321 SF offices, conference rooms, break room + warehouse space. High bay area w/14'x217' garage door, interior load dock, ramp, interior parking for vehicles, rear warehouse storage area. Unit 2 vacant 4,840 SF, open space w/commercial kitchen formerly leased to private club. Ideal for caterer. Unit 3 + 4 has 6,185 SF rented \$4,000 p/mo. Exterior is good condition. Interior drywall sheetrock walls and general professional office appearance, new ceiling tiles, energy efficient lighting, heat system membrane roof. This property exhibits superior highway and cityscape access via I-293 Granite St exit and Second St exit both with on + off ramps and Second Street with the Queen City bridge for ...

Ronald Fredette KW Commercial NH

603-836-2700 ronald@kw.com



LISTING ID: 24715488

INDUSTRIAL CONDO FOR SALE - 96 Old Wilton Rd , Unit: 3 Milford, NH 03055

Price:	\$295,000	Size:	2,400 SF	Status:	Active
Unit Price:	\$122.92 Per SF	Land Size:	See Agent	Type:	Industrial For Sale
Sale Terms:		Building Size:	2,400 SF	Subtype:	Flex Space
Ceiling:	21 ft. Clear	Modified:	11/11/2011	Zoning:	Industrial; Integrated Comm/Ind. 2

NEWLY CREATED INDUSTRIAL CONDO COMPLEX LOCATED ON THE WESTERLY SIDE OF MILFORD, NH NEXT TO HENDRIX CORP. THIS ONE OF SEVEN UNITS IN THIS COMPLEX THAT IS 40X60 2400 SQUARE FEET WITH TWO 14' OVERHEAD DOORS ON EACH END. THIS SPACE COULD IDEALY BE USED FOR A SMALL MACHINE SHOP, DISTRIBUTION CENTER AND IS SET UP WITH A THREE PHASE ELECTRICAL SYSTEM FOR AUTO OR TRUCK REPAIRS. NEWLY INSTALLED TILE BATH ROOM WITH SHOWER ALONG WITH A STORAGE AREA.

David A Grappone KW Commercial

603-836-2632 dgrappone@kw.com



Commercial/Industrial - 880 Second street , Unit: #1 Manchester, NH 03104

Price:	\$600,000	Size:	5,000 SF	Status:	Active
Unit Price:	\$120 Per SF	Land Size:	See Agent	Type:	Retail-Commercial For Sale
Sale Terms:	See Agent	Building Size:	See Agent	Subtype:	Free-Standing Building
Cap Rate:	See Agent	Modified:	9/10/2011	Zoning:	See Agent

LISTING ID: 18040343

This free standing building with a low roof line is situated on 0.27 acre site that has a traffic count in excess of 18,000 +- vehicles per day. Located off exit 4 I-293 has great visibility along with easy access for both office or mixed use in a in general buisness district B-2 zone.

David A Grappone KW Commercial

603-836-2632 dgrappone@kw.com



Commercial/Industrial - 880 Second street , Unit: 1 Manchester, NH 03104

Price:	\$600,000	Size:	5,500 SF	Status:	Active
Unit Price:	\$109.09 Per SF	Land Size:	0.27 Acres	Type:	Retail-Commercial For Sale
Sale Terms:	See Agent	Building Size:	See Agent	Subtype:	Free-Standing Building
Cap Rate:	See Agent	Modified:	8/30/2011	Zoning:	B-2

LISTING ID: 17365336

This highly visible site has easy access situated on a 0.27 acre lot. Located on heavenly traveled road ,18,000 vehicles per day in a B-2 Zone.

David A Grappone KW Commercial

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Vacant Land For Sale (Sale Pending) - 235 Stage Rd Hampstead, NH 03841

Price:	\$625,000	Land Size:	1.4 Acres	Status:	Sale Pending
Unit Price:	\$446,428.57 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:	See Agent	Adjacent Parcel:	No	Uses:	Retail
		Modified:	11/2/2012	Zoning:	C2

LISTING ID: 17013936

Corner lot at traffic lights. Main intersection of two state highways Rte 111 and Rte 121. Ideal site for national retail. High visibility anf high traffic counts.

Ronald Fredette KW Commercial NH

603-836-2700 ronald@kw.com



Former Midas Muffler Shop (Sale Pending) - 840 Second Street, Unit: #1 Manchester, NH 03102

Price:	\$700,000	Size:	3,900 SF	Status:	Sale Pending
Unit Price:	\$179.49 Per SF	Land Size:	0.48 Acres	Type:	Retail-Commercial For Sale
Sale Terms:	See Agent	Building Size:	See Agent	Subtype:	Free-Standing Building
Cap Rate:	See Agent	Modified:	8/25/2012	Zoning:	Commercial

LISTING ID: 16790247

This previous muffler shop offers five bays with high visibility and easy access located on the West side of Manchester. This five bay building is thirty nine hundred square feet located on a 0.48 acre site with 190 feet of frontage.

David A Grappone KW Commercial

603-836-2632 dgrappone@kw.com



Retail-Commercial For Sale - 168 S Main Manchester, NH 03102

Price:	\$399,900	Size:	3,760 SF	Status:	Active
Unit Price:	\$106.36 Per SF	Land Size:	1.1 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Street Retail
Cap Rate:	See Agent	Modified:	8/15/2011	Zoning:	B-2

LISTING ID: 16040214

Retail building and Business off street parking in high traffic area at signalized intersection. Established consignment signature business w/strong local presence. 3760 SF Brick building with plenty of off street parking on 1.1 Ac Mill-type building with brick accents, perfect for a restaurant or other professional use with access on busy lighted intersection. Flexible interior supporting many possible uses. Available for sale with business also if desired. Former warehouse with one ground level slide door and rear loading area. Lower level good for storage. Possible redevelopment opportunity with excess land inside the city general business district zoned B-2 Property directly across for Walgreens. A great investment opportunity to purchase a superior location located in the Granite Square Master Plan Redevelopment area, that is perched beside the Piscataquog River. Huge lot close to downtown and adjacent to the new Walgreens w/big potential + possible future expansion

Ronald Fredette KW Commercial NH

603-836-2700 ronald@kw.com



Retail-Commercial For Sale - 168 S Main Manchester, NH 03102

Price:	\$349,900	Size:	3,760 SF	Status:	Active
Unit Price:	\$93.06 Per SF	Land Size:	1.1 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Street Retail
Cap Rate:	See Agent	Modified:	10/4/2012	Zoning:	B-2

LISTING ID: 15735628

Retail building off street parking in high traffic area at signalized intersection. Established a signature business presence in Manchester on South Main Street. 3760 SF Brick building with plenty of off street parking on 1.1 Ac Mill-type building with brick accents, perfect for a restaurant or other professional use with access on busy lighted intersection. Flexible interior supporting many possible uses. Available for sale with business also if desired. Former warehouse with one ground level slide door and rear loading area. Lower level good for storage. Possible redevelopment opportunity with excess land inside the city general business district zoned B-2 Property directly across for Walgreens. A great investment opportunity to purchase a superior location located in the Granite Square Master Plan Redevelopment area, that is perched beside the Piscataquog River. Huge lot close to downtown and adjacent to the new Walgreens w/big potential + possible future expansion

Ronald Fredette KW Commercial NH

603-836-2700 ronald@kw.com



Office For Sale - 45 Chenell Concord, NH 03301

Price:	\$2,600,000	Size:	40,040 SF	Status:	Active
Unit Price:	\$64.94 Per SF	Land Size:	6.51 Acres	Type:	Office For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Mixed Use
Cap Rate:	See Agent	Modified:	6/6/2012	Zoning:	IN

LISTING ID: 12998514

Chenell-45 Building is a single story 40,040 SF Office-Warehouse good for Manufacturing - Flex - R+D, or Call Center use. Located in the Chenell Business Park. which is strategically located along highway exchanges of I-293 and Route 106 with good access to Concord Municipal Airport inside the Airport Business Park. 6.5 acres w/paved parking 155 spaces + excess land for expansion 20,000 SF addition. Currently 16,000 SF space leased to State of NH. 24,000 SF space is avail to purchase or lease. Space formerly used by DOR for call center. Interior 17' clear ceiling height w/dropped suspended ceiling. Can be converted to office high bay warehouse, R+D or reuse as a call center. Former occupant was NH Department of Revenue, as building was constructed w/many security features. Full AC, sprinklers, alarm system, fire proof records room, high ceiling file room, city water, city sewer, natural gas, 800 amp 3 phase electric and loading dock w/bumpers and leveler. Ceiling height 17 ft. Central located in New England: ...

Ronald Fredette KW Commercial NH

603-836-2700 ronald@kw.com



Retail/Commercial - 203 Rockingham Rd Londonderry, NH 03053

Price:	\$449,000	Size:	1,560 SF	Status:	Active
Unit Price:	\$287.82 Per SF	Land Size:	1.2 Acres	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Mixed Use
Cap Rate:	See Agent	Modified:	10/19/2011	Zoning:	Commercial II

LISTING ID: 9811177

This property is located just a short distance from I93 Exit 5 cross from Londonderry YMCA and next to dunkin donuts. Location offers a great opportunity for either a fast food, convenience store or mixed use user in this high traffic area with excellent visibility.

David A Grappone KW Commercial

603-836-2632 dgrappone@kw.com



Vacant land For Multi Family (Sale Pending) - 62 Perkins Rd Londonderry, NH 03053

Price:	\$1,790,000	Land Size:	25 Acres	Status:	Sale Pending
Unit Price:	\$71,600 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Self Storage
		Modified:	1/6/2012	Zoning:	See Agent

LISTING ID: 7112062

This site offers a great opportunity for Multi-Family or Work Force Housing that is strategically located off Rte 93 exit 5 in Londonderry, NH. Property in question has been in the family as a working farm for over 200 years that offers large road frontage and cleared open fields. Ideal opportunity for builder/developer to develop work force housing, multi-family ect.

David A Grappone KW Commercial

603-836-2632 dgrappone@kw.com



PERFECT RETAIL SPACE W/OUTDOOR EXPOSURE - 2100 Dover RD Epsom, NH 03234

Price:	\$525,000	Cash Flow:		Status:	Active
Sale Terms:		Franchise:	No	Type:	Business Opportunity For Sale
		Building Size:	See Agent	Subtype:	General Merchandise, Real Estate
		Modified:	1/20/2011	Zoning:	See Agent

LISTING ID: 5204909

Amazing opportunity on busy Rte 4 in Epsom. High traffic count and just off the traffic circle. Perfect Retail Space for someone wanting outdoor exposure. Owner flexible on terms and condition. Many Uses!!! Also available for lease see mls #4041248.

Michael Caouette KW Commercial

603-674-9850 michael@sellsnhre.com



Development Opportunity - 69 Dover Rd Chichester, NH 03258

Price:	\$795,000	Land Size:	19.027 Acres	Status:	Active
Unit Price:	\$41,782.73 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:		Adjacent Parcel:	No	Uses:	Retail
		Modified:	7/2/2012	Zoning:	See Agent

LISTING ID: 3808743

Strategically located on route four which is a heavily traveled east west high way just west of the epsom traffic circile. Located along this strip of high way between Concord and Epsom New Hampshire are Tractor Supply, several established used car dealer's, medical office and Camper World ect. This site would be a great opportunity for a office/medical complex, major retailer or mixed use.

David A Grappone KW Commercial

603-836-2632 dgrappone@kw.com



Retail-Commercial For Sale (Sale Pending) - 265 SOUTH RIVER RD. Bedford, NH 03110

Price:	\$595,000	Size:	3,168 SF	Status:	Sale Pending
Unit Price:	\$187.82 Per SF	Land Size:	See Agent	Type:	Retail-Commercial For Sale
Sale Terms:		Building Size:	See Agent	Subtype:	Street Retail
Cap Rate:	See Agent	Modified:	9/29/2012	Zoning:	Performance

LISTING ID: 2060730

This property offers some great opportunities with a high traffic count 17,000 VPD with great visibility located in a performance zone. There are two buildings located on this one acre property that had an established business. This is a proven location just north of the new access ramp to the Manchester/Boston regional airport.

David A Grappone KW Commercial

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