

For Sale

**Investment/Office/Industrial
1370 Hooksett Road
Hooksett, NH 03106**



Building Size:	9,760 SF
Lot Size:	1.83 Acres
Type / Use:	Office/Industrial
Zoning:	PZ
Parking:	50 +/- spaces onsite
Sale price:	\$1,475,000.00
Comments:	Super investment opportunity on heavily traveled Rte. 3 corridor in Hooksett. Location and curb appeal with stable income in a versatile, quality building round out this investment.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Sale

Investment/Office/Industrial 1370 Hooksett Road Hooksett, NH 03106

Building Data:

Total Building Size:	9,760 SF
Type / Use:	Office/Industrial
Construction Type:	Steel frame with concrete block
Construction Year:	1970
Ceiling Height:	25' in Center, 14' Side in Warehouse, 10' in Office
Windows:	Insulated
Walls:	Masonry/Painted sheetrock
Flooring:	Concrete & Carpet
Roof:	Metal/Tin Gable Hip w/ rubber coating
Special Features:	Lawn sprinkler system
Overhead doors:	(2) 13.5' x 11.5'

Site Data:

Signage:	Sign at entrance
Lot Size:	1.83 Acres
Frontage:	Hooksett Road & Water Works Drive
Parking:	50 +/- spaces onsite
Zoning:	PZ
Map & Lot:	0018/0046
Book & Page:	3014/1812

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	220v 200amp 3 phase
Lights:	LED & Parabolic
Heating:	Natural gas, FWA
AC:	Yes, Central w/Mini split
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

Sale Information:

Sale price:	\$1,475,000.00
Taxes:	\$13,004.00



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