SPERRY

COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

FOR SALE

237 N BENNINGTON RD
BENNINGTON, NH 03442

Unique Live/Work Opportunity

5,000 SF Commercial Garage
2 Bed 1 Bath Home



Alexander Berube
ASSOCIATE
603.856.4445
alexander.berube@sperrycga.com
NH #078922



Property Summary

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OFFERING SUMMARY

Sale Price:	$800,000
Lot Size:	2.9 AC
Yard Size:	~1.2 AC
Garage SF:	5,000 SF
House SF:	940 SF
Year Built:	2022
Current Use:	Heavy Truck Repair

PROPERTY DESCRIPTION

237 N. Bennington Road presents a unique live/work opportunity featuring an approximately 940± SF residential home attached to a 5,000± SF garage and commercial workspace. The property offers substantial enclosed space suitable for a variety of business, storage, workshop, or contractor uses, while providing the convenience of an on-site residence. Public listing information identifies the property as approximately 5,940 SF total on 2.9± acres.

Garage Specs:

- Dimensions 60' x 75'
- Clear Height 28' Peak, 20' Eve
- 4 Drive In Doors 3x16' 1x14'

Location: Less than 40 minutes from Concord & Keene, NH and under 1 hour from Manchester, NH

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Garage Photos

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Residence Photos

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Exterior Photos

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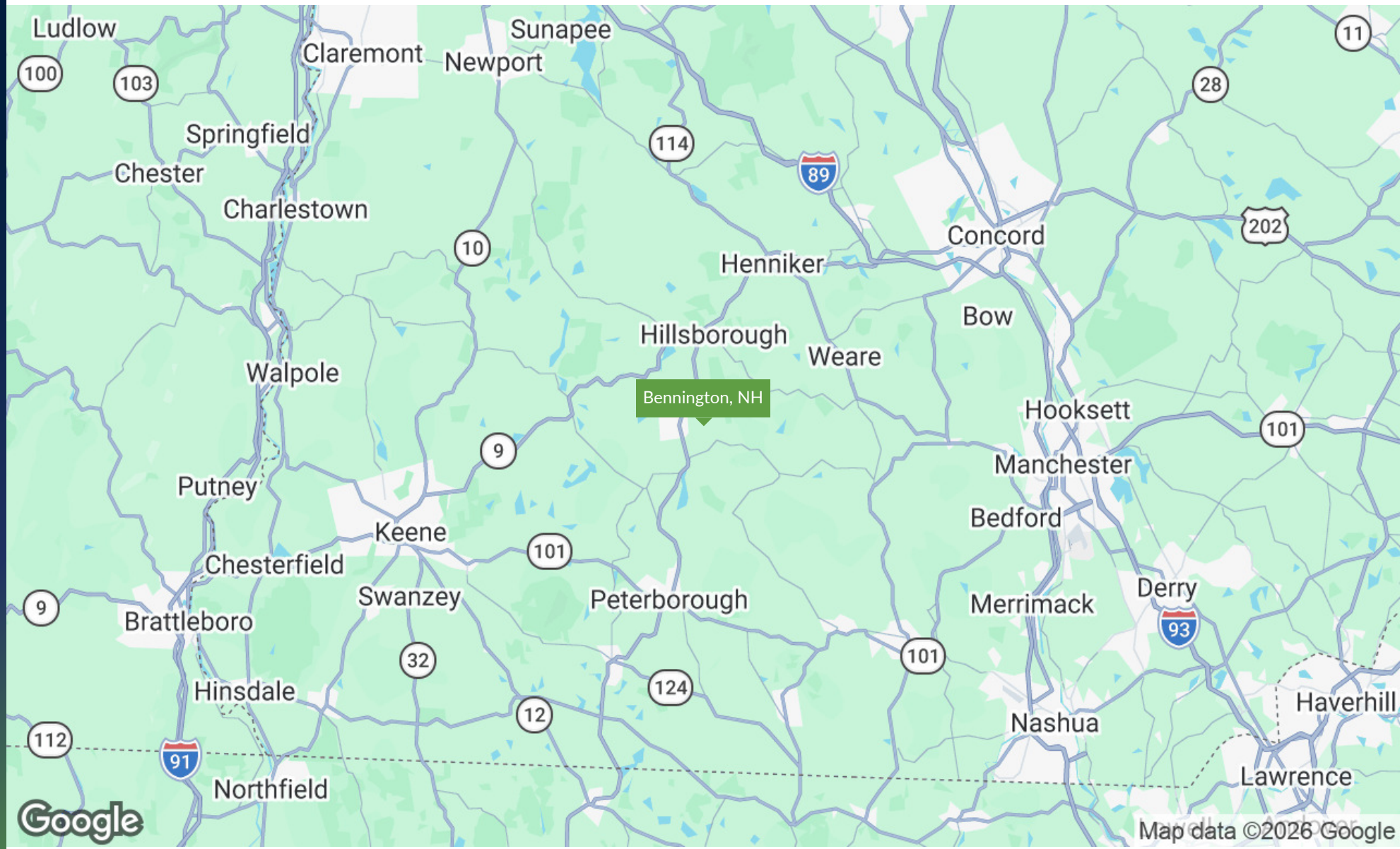




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Regional Map

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