



COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

Prime Route 101 Retail Frontage

5.04 Acres Off I-93 Exit 23

\$399,000



Sahil Maripuri

ASSOCIATE

603.858.4884

sahil.maripuri@sperrycga.com

NH #082379



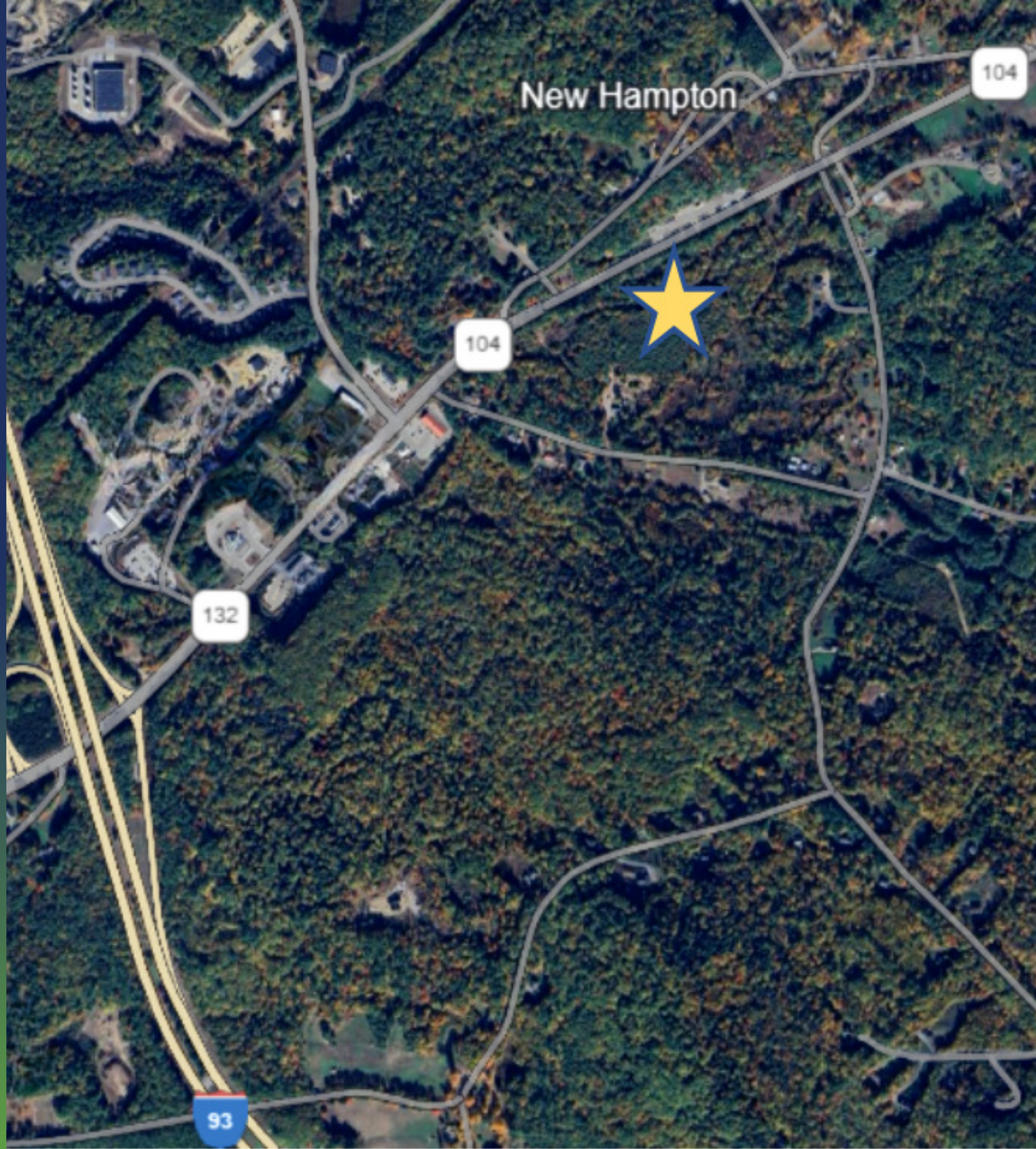
Dave Tanguay

SENIOR ASSOCIATE

603.674.1617

dave.tanguay@sperrycga.com

NH #077077



Property Summary



PRICE REDUCED | \$399,000

5.04± Acres | Route 104 | New Hampton, NH

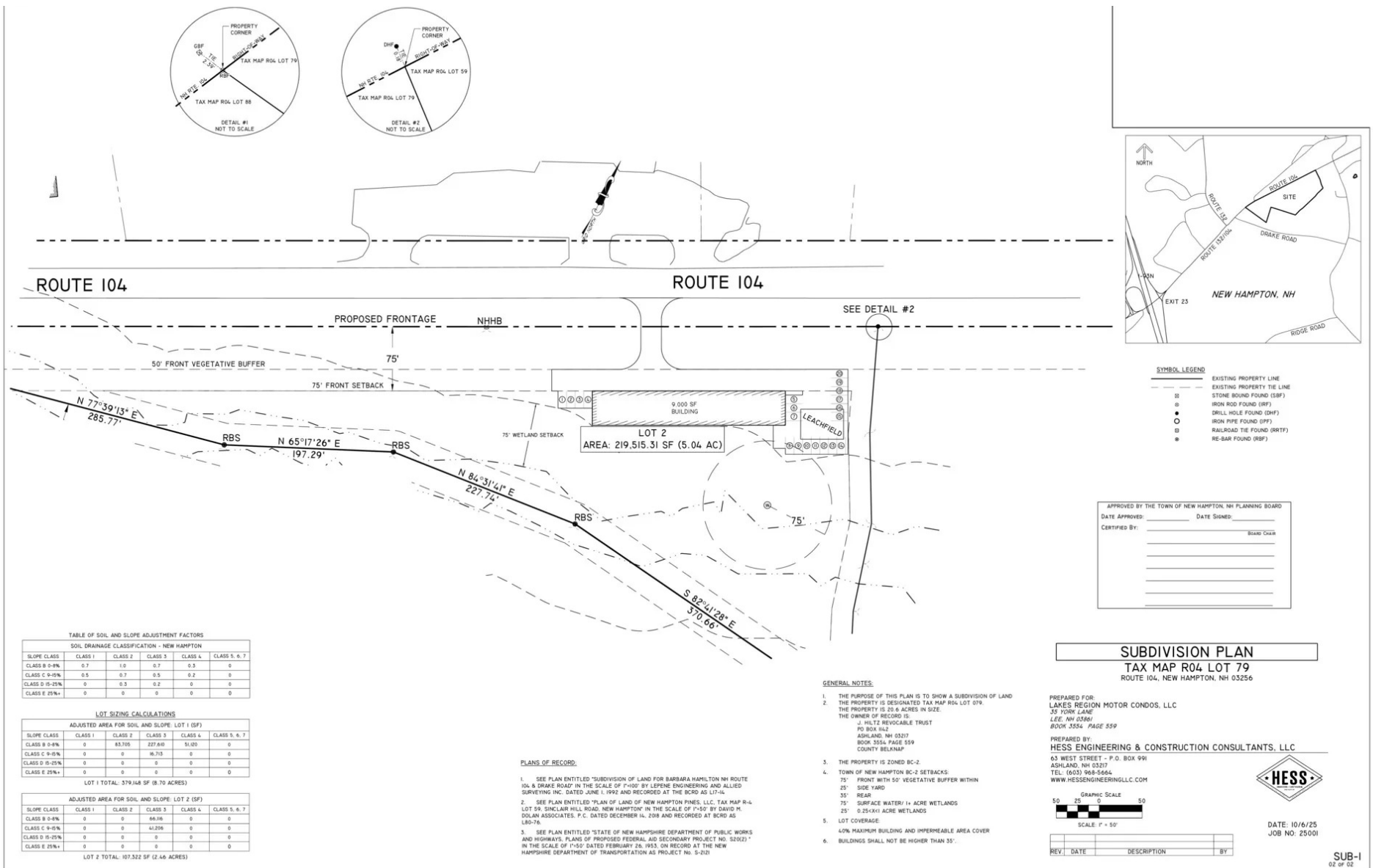
High-Visibility Commercial Development Opportunity in the Lakes Region

- **5.04± acres** of commercially zoned land with direct **Route 104 frontage**
- Just off **I-93 Exit 23**, connecting commuters and seasonal traffic to the Lakes Region
- **BC2 commercial zoning** supports a variety of retail, service, drive-thru and mixed-use concepts
- **Planned luxury motor condo development next door** bringing new ownership, investment and traffic to the area
- Conveniently located near **Dunkin', Maple Creamery Cafe & Market, Route 132 and New Hampton town center**
- Approximately **\$79,000/acre** at the reduced asking price

A Prime Gateway Location

Route 104 serves as a primary connection between I-93 and Meredith, Lake Winnepesaukee and Newfound Lake, providing year-round commuter traffic and significant seasonal visitation.

Bring your concept to the Lakes Region.

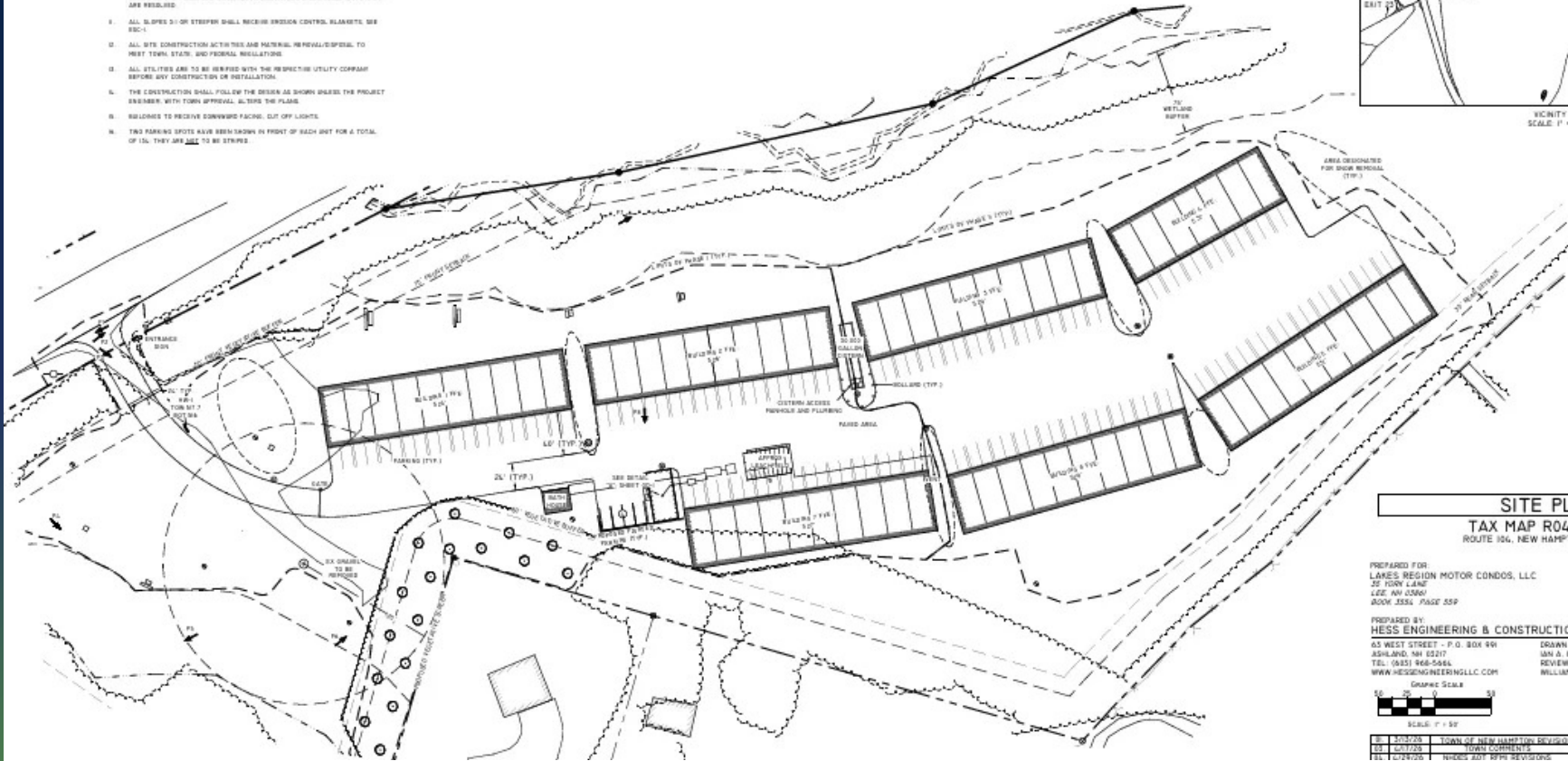
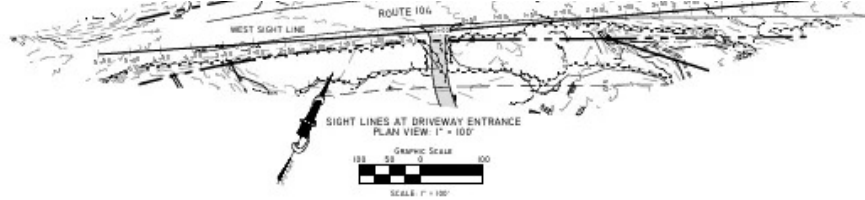


Neighboring Luxury Motor Condos Site Plan



GENERAL NOTES

1. THE PROPERTY IS DESIGNATED TAX MAP LOT 579. THE PROPERTY IS 10.4 ACRES IN SIZE. THE OWNER OF RECORD IS: J. VOLTE REVOCABLE TRUST PO BOX 512 ASHLAND, NH 03217 ROAD 300A PAGER 809 COUNTY BELMONT
2. THE PROPERTY IS 20000 BC-2
3. TOWN OF NEW HAMPTON BC-2 SETBACKS:
75' FRONT WITH 10' VEGETATION BUFFER WITHIN
25' SIDE YARD
35' REAR
75' SURFACE WATER 1+ ACRES WETLANDS
25' 0.25+ ACRES WETLANDS
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS. THIS IS NOT A BOUNDARY SURVEY.
5. LOT COVERAGE:
45% MINIMUM BUILDING AND IMPERVIOUS AREA COVER
A. PERCENT LOT COVERAGE PROPOSED: 38.4%
6. BUILDINGS SHALL NOT BE HIGHER THAN 25'.
7. ALL UTILITIES SHOULD BE LOCATED ON SITE PRIOR TO WORK COMMENCING AND VERIFIED WITH RECORDS.
8. NO CHANGES SHALL BE MADE TO THE PLAN WITHOUT THE CONSENT OF THE ENGINEER AND NOTIFICATION TO THE TOWN OF NEW HAMPTON.
9. ALL DISTURBED AREAS SHALL RECEIVE 4" OF SCREENED LEAF AND BE WYOM BRASSER AND MULCHED.
10. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY WITH ANY DISCREPANCIES SHOWN ON THE PLANS AND CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL THEY ARE RESOLVED.
11. ALL SLOPES 3:1 OR STEEPER SHALL RECEIVE EROSION CONTROL, BLANKETS, OR ETC-1.
12. ALL SITE CONSTRUCTION ACTIVITIES AND MATERIALS SHALL BE SUBJECT TO THE TOWN OF NEW HAMPTON, NH AND LOCAL REGULATIONS.
13. ALL UTILITIES ARE TO BE SERVED WITH THE RESPECTIVE UTILITY COMPANY BEFORE ANY CONSTRUCTION OR INSTALLATION.
14. THE CONSTRUCTION SHALL FOLLOW THE DESIGN AS SHOWN UNLESS THE PROJECT ENGINEER, WITH TOWN APPROVAL, ALTERS THE PLANS.
15. BUILDINGS TO RECEIVE DOWNWARD FACING, CUT OFF LIGHTS.
16. TWO PARKING SPOTS HAVE BEEN TOWN IN FRONT OF EACH UNIT FOR A TOTAL OF 10. THEY ARE NOT TO BE STRIPPED.



SITE PLAN
TAX MAP R04 LOT 79
 ROUTE 104, NEW HAMPTON, NH 03256

PREPARED FOR:
 LANES REGION MOTOR CONDOS, LLC
 25 YORK LANE
 LEE, NH 03606
 BOOK 255, PAGE 259

PREPARED BY:
 HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
 65 WEST STREET - P.O. BOX 90
 ASHLAND, NH 03217
 TEL: (603) 848-5664
 WWW.HESSENGINEERINGLLC.COM

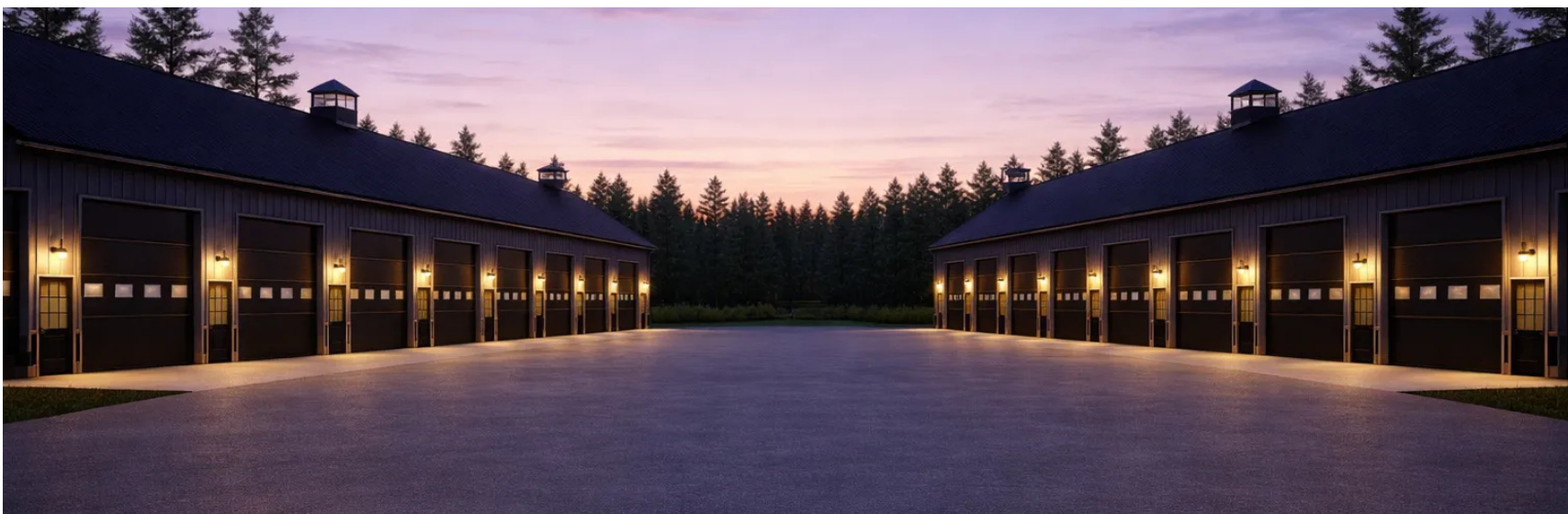
DRAWN BY:
 IAN A. DESMARAIS
 REVIEWED BY:
 WILLIAM HESS, P.E.

GRAPHIC SCALE
 1" = 50'

DATE	2/23/25	TOWN OF NEW HAMPTON REVIEW	100
DATE	2/23/25	WYOM COUNTY REVIEW	100
DATE	1/29/25	MAKES ANY RPH REVISIONS	100

DATE: 1/2/26
 JOB NO: 25001

Neighboring Luxury Motor Condo Renderings



Aerial Map



Advisor Bios



SAHIL MARIPURI

Sahil Maripuri is an Associate at SPERRY - Commercial Realty Associates, licensed in 2025 and focused on delivering full-service commercial real estate solutions. He supports clients across all facets of the industry, with a particular expertise in multifamily real estate investment.

Sahil brings knowledge of the multifamily sector through his experience as a private investor and his leadership of a venture capital team that deployed over \$50 million into multifamily assets nationwide—including single-family rental (SFR) portfolios and large-scale apartment communities.

Prior to joining SPERRY, Sahil spent nearly a decade in the aerospace and defense sector, working in roles spanning manufacturing, program management, and serving as Chief of Staff to the Strategic Missile Defense business at Raytheon Technologies. He thrives on building strong relationships and leveraging his technical background to deliver high-value, solutions-driven service to his clients.



DAVE TANGUAY

Dave Tanguay is a Senior Associate at SPERRY - Commercial Realty Associates, licensed in 2021 and focused on delivering full-service commercial real estate solutions. He supports clients across all aspects of the industry—including sales, leasing, investment analysis, and asset management—for a variety of property types such as industrial, office, retail, land development, and Net Leased Investments.

With a prior decade of experience in business and office supply sales, Dave brings a strong foundation in strategic communication, negotiation, and client service. He's recognized for his ability to manage complex transactions, provide data-driven insights, and build lasting relationships through responsive, results-oriented service.

Dave is actively involved in New Hampshire's commercial real estate community, serving as Secretary and Board Member for NHCIBOR (New Hampshire Commercial Investment Board of Realtors), where he contributes to industry growth and professional standards.