



For Sale

Versatile Commercial Condo with Showroom Garage

Andrew M. Ward

Senior Associate
+1 603 206 9655
andy.ward@colliers.com

Colliers

210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

326 Main Street, Unit 1 Fremont, NH

Property Highlights

- 2,640± SF flexible-use commercial condominium within Coopers Village Condominium Association, zoned for light manufacturing, automotive, office, retail, warehousing, and more
- Former fire station with a unique studio-style layout, 2 bathrooms, a kitchen, ample storage, and off-site parking; current 1-bedroom residential use is permitted by Town Notice of Decision, with potential to revert to commercial use through the Town Planning Board
- Property features exceptional storage capacity for up to 12 vehicles, combining a 960± SF oversized garage with epoxy flooring and a 1,680± SF clean, heated basement that is well-suited for a car collector or motorsports enthusiast

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

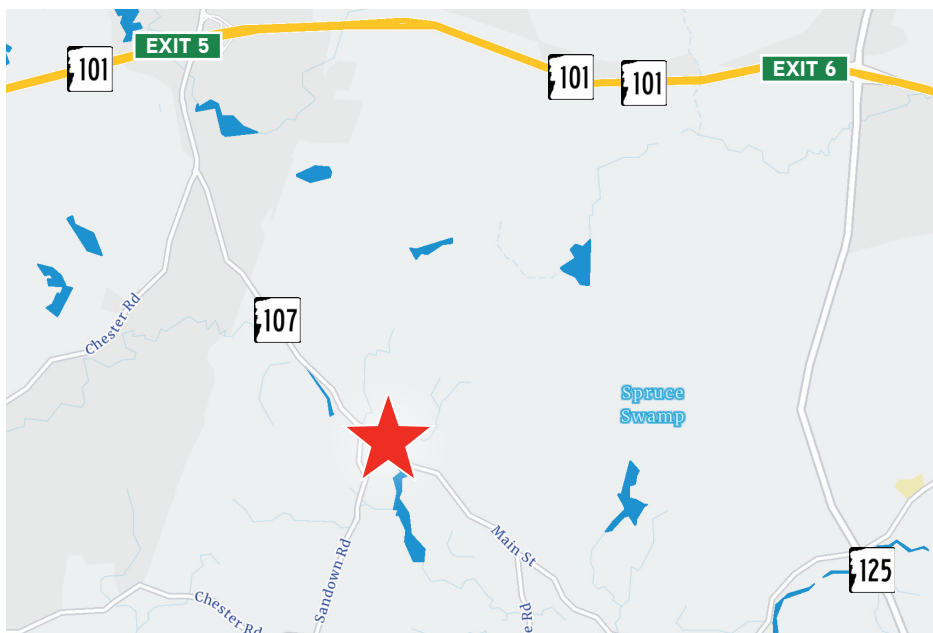
Accelerating success.

For Sale

Specifications

Address:	326 Main Street
Location:	Fremont, NH 03044
Building Type:	Commercial condominium
Year Built/Renovated:	1966/2022
Condominium SF:	Unit 1: 2,640±
Floors:	1
Road Frontage:	87'± on Main Street
Utilities:	Private well & community septic Propane FHA
Zoning:	Main Street District
Parking:	4 off-site spaces & up to 12± spaces in garage
Clear Height:	10'±
Drive-in Door:	1 (10' x 10')
Power:	200A; 120/240V
Condominium Fee:	None
2025 Taxes:	\$4,187
Accessibility:	Centrally positioned between the Seacoast & Manchester, NH, just 5 minutes from Rte 101
List Price:	\$445,000

Locator Map



Contact us:

Andrew M. Ward

Senior Associate
+1 603 206 9655
andy.ward@colliers.com

Colliers

210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

[illegible]

UNIT 1 "FIRE HOUSE" FLOOR PLAN