

For Sale

Versatile Commercial Condo with Showroom Garage

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326 Main Street, Unit 1 Fremont, NH

Property Highlights

- 2,650± 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 960± SF 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 has exceptional storage capacity for up to 12 vehicles, featuring a 1,690± SF oversized garage with epoxy flooring and a clean, heated basement
- Well-suited for a car collector or motorsports enthusiast

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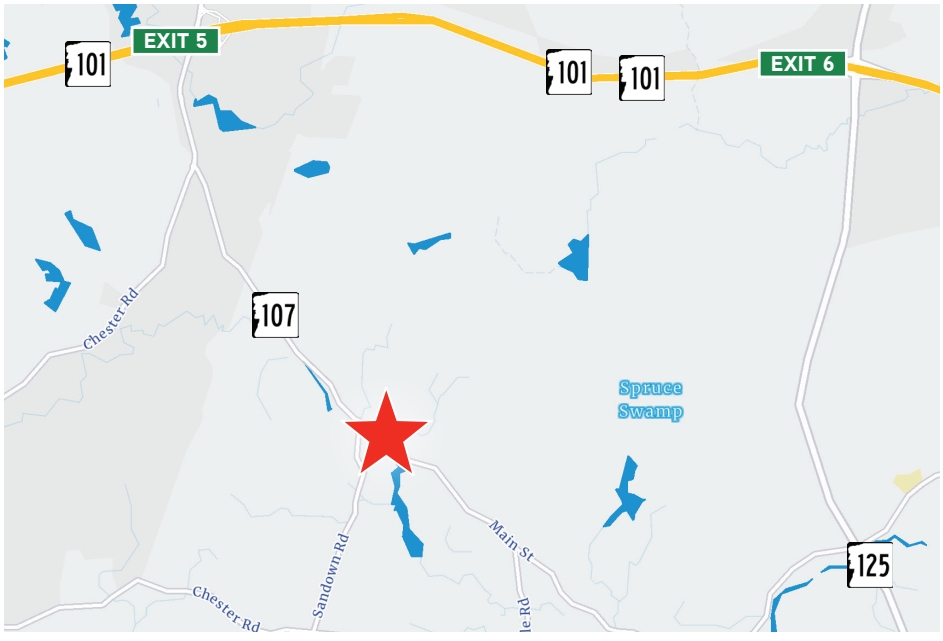




Specifications

Address:	326 Main Street
Location:	Fremont, NH 03044
Building Type:	Commercial condominium
Year Built/Renovated:	1966/2022
Condominium SF:	Unit 1: 2,650±
Floors:	1
Road Frontage:	87'± on Main Street
Utilities:	Private well & community septic Propane FHA
Zoning:	Main Street District
Parking:	3 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
2026 Taxes:	$3,800
Accessibility:	Centrally positioned between the Seacoast & Manchester, NH, just 5 minutes from Rte 101
List Price:	$445,000

Locator Map



Contact us:

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Unit 1 Floor Plan

