



FOR SALE

11-UNIT, FULLY OCCUPIED MIXED-USE INVESTMENT OPPORTUNITY



PROPERTY INFORMATION

SALE PRICE: \$2,175,000

Exceptional, fully occupied mixed-use investment opportunity on highly traveled Route 125 in Plaistow, NH. This stabilized asset features seven residential apartments (six one-bedroom units and one two-bedroom unit), four fully leased retail/office suites, and an owner's garage/storage space that offers the potential for additional rental income. The diverse tenant mix and strong occupancy provide immediate, reliable cash flow with future upside.

Ideally located just minutes from the Massachusetts border, the property offers outstanding visibility, ample on-site parking, and excellent access to both New Hampshire and Massachusetts. The combination of residential and commercial income streams helps reduce investment risk while providing long-term stability. Investors will appreciate the property's proven performance, strong in-place income, and additional value-add opportunity through leasing the owner's garage/storage space.

Whether you're completing a 1031 exchange, expanding your portfolio, or seeking a high-performing mixed-use asset in Southern New Hampshire, 93A Plaistow Road offers a rare opportunity to acquire a fully stabilized investment with immediate cash flow and future income growth potential.

PROPERTY SPECIFICATIONS

Property Type	Mixed-Use Investment (Residential / Commercial)
Residential Units	7 apartments (6 one-bedroom, 1 renovated two-bedroom)
Commercial Units	4 leased retail/office suites; additional commercial space reported vacant
Gross Building Area	±12,119 SF
Land Area	1.81 AC
Year Built / Effective Year	1960 / 2005
Parking	±40 on-site surface spaces
Utilities	Public water; septic
Heating	Natural gas
Construction	Wood frame
Zoning	C-1 Commercial
Location	Route 125

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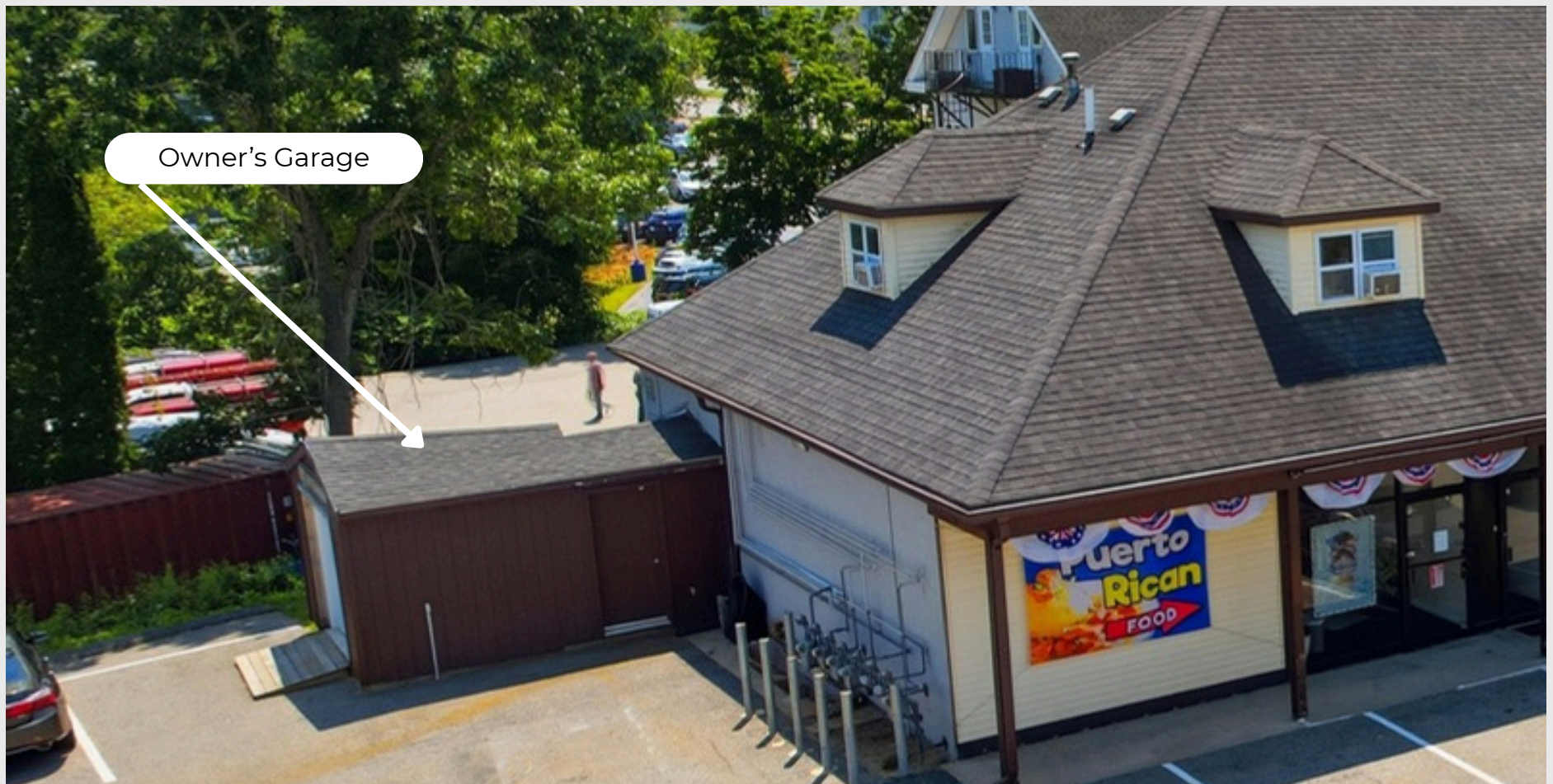
RECENT CAPITAL IMPROVEMENTS

- Connection to municipal public water
- Wi-Fi enabled water metering system
- LeafGuard gutter system installed around the building approx. \$16,000; transferability to a new owner to be verified
- Motion-activated LED exterior lighting
- Parking lot restriped (2025)
- New centralized mailbox system
- Three mini-split A/C systems installed; Units 6 and 7 equipped with dedicated A/C
- Prior capital work: roof, structural beam repairs, deck/stair replacement, exterior façade repairs
- 9 hot water heaters replaced throughout the property (2025-2026)
- NHSaves energy audit completed with proposed energy-efficiency upgrades and potential utility incentives. Buyers should verify program eligibility.

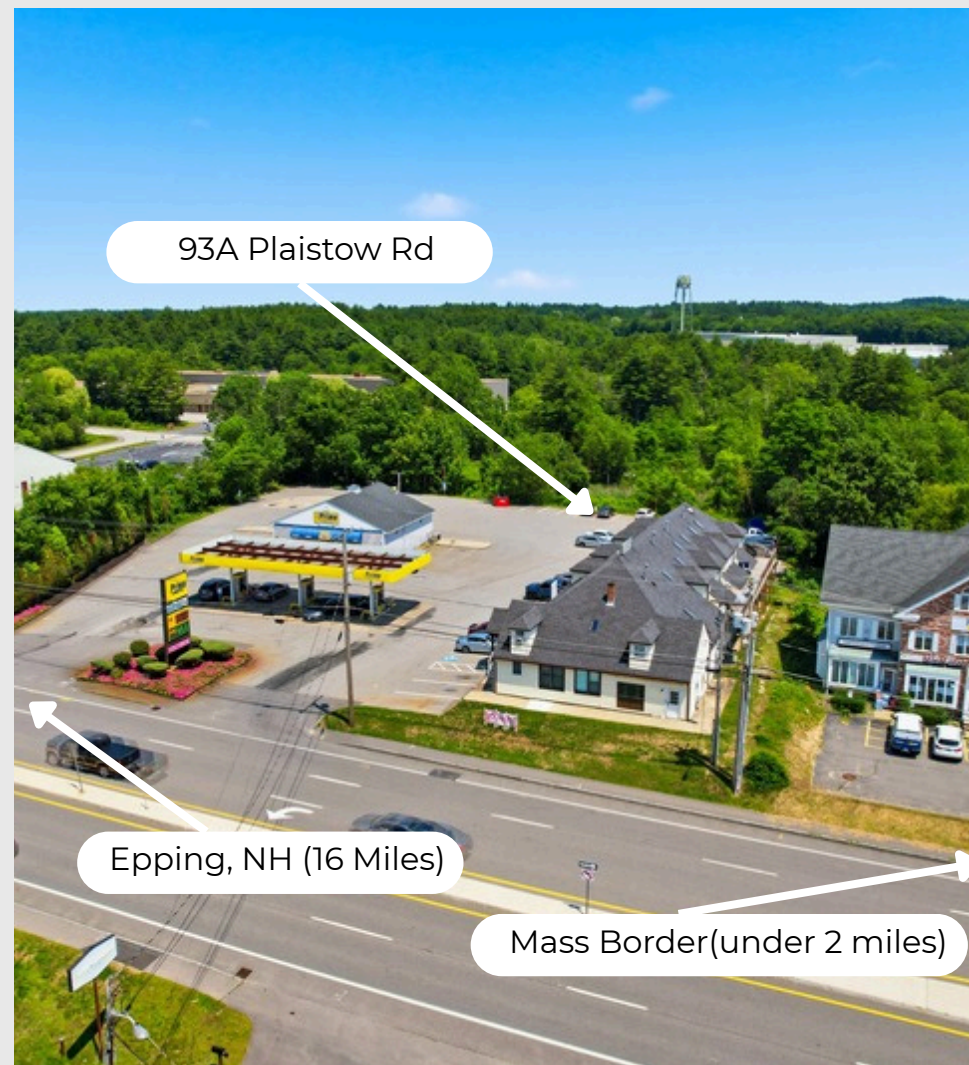
VALUE-ADD OPPORTUNITY — OWNER'S GARAGE/STORAGE SPACE

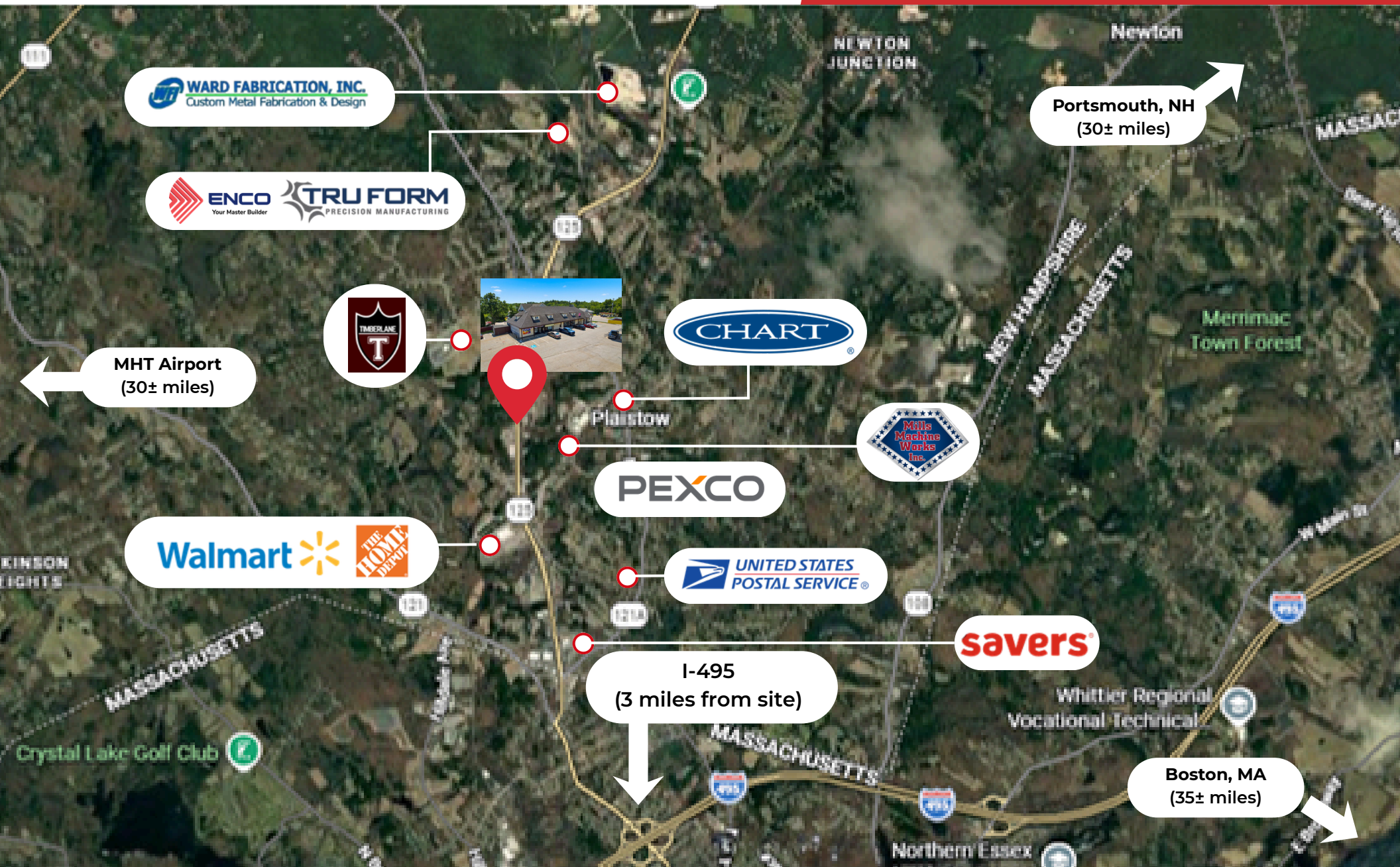
The property includes an owner's garage/storage area that is not currently generating income. Based on ownership's estimate of local market rents, this space may support approximately \$800–\$1,000/month (±\$9,600–\$12,000 annually) if leased, subject to buyer verification of condition, access, and any zoning or use restrictions.

Garage / Storage Space



PHOTOS





2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	9,301	84,247	336,935
Households	4,011	33,825	129,362
Families	2,670	21,599	87,338
Avg HH Size	2.32	2.47	2.57
Median Age	45.7	42.0	41.4
Median HH Income	\$127,488	\$101,891	\$107,420
Avg HH Income	\$147,889	\$126,829	\$137,942

BUSINESSES (10 MILE)



11,930

TOTAL BUSINESSES



118,819

TOTAL EMPLOYEES

INCOME (10 MILE)



\$107,420

MEDIAN HH
INCOME



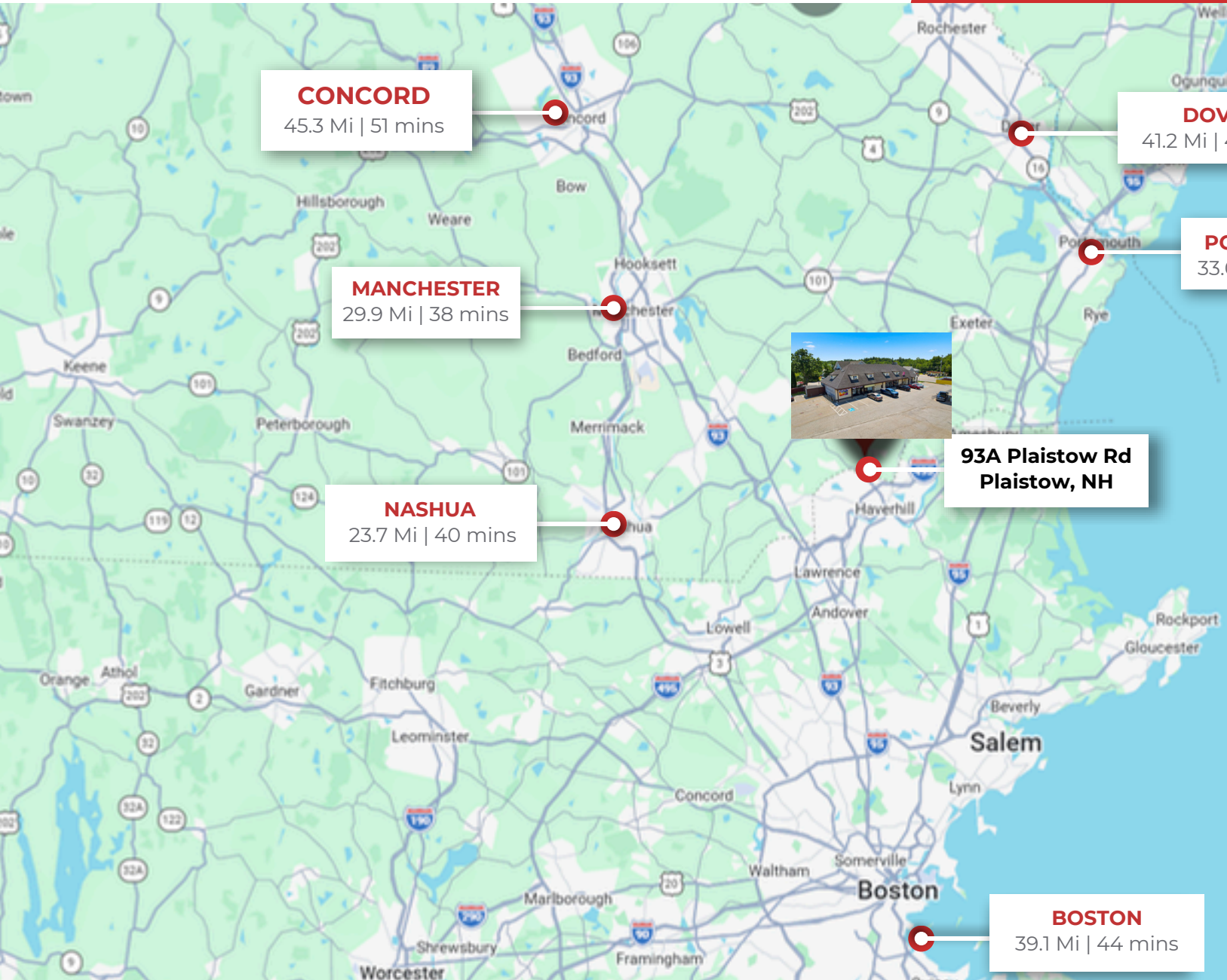
\$53,269

PER CAPITA
INCOME



\$396,546

MEDIAN NET
WORTH



CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matters legal in character. For properties pertaining to a sale, we do not render any opinion as to the title, which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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