

For Sale

Small Industrial Condominium

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Colliers

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326 Main Street, Unit 5 Fremont, NH

Property Highlights

- Rare opportunity to acquire a small industrial condominium in a convenient location on Main Street/Route 107
- Unit 5 is 2,410± SF consisting of 2 open warehouse areas featuring 1 overhead door, a 10' x 28' air-conditioned office, heavy power (220A/208V/3-phase), 2 propane-fired suspended heaters, and a private restroom
- 2 on-site and 2 off-street parking spaces
- Allowed uses include warehouse, distribution, retail, and light manufacturing; auto service-related uses are not permitted
- Centrally positioned between the Seacoast and Manchester, NH, just 5 minutes from Route 101

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Specifications

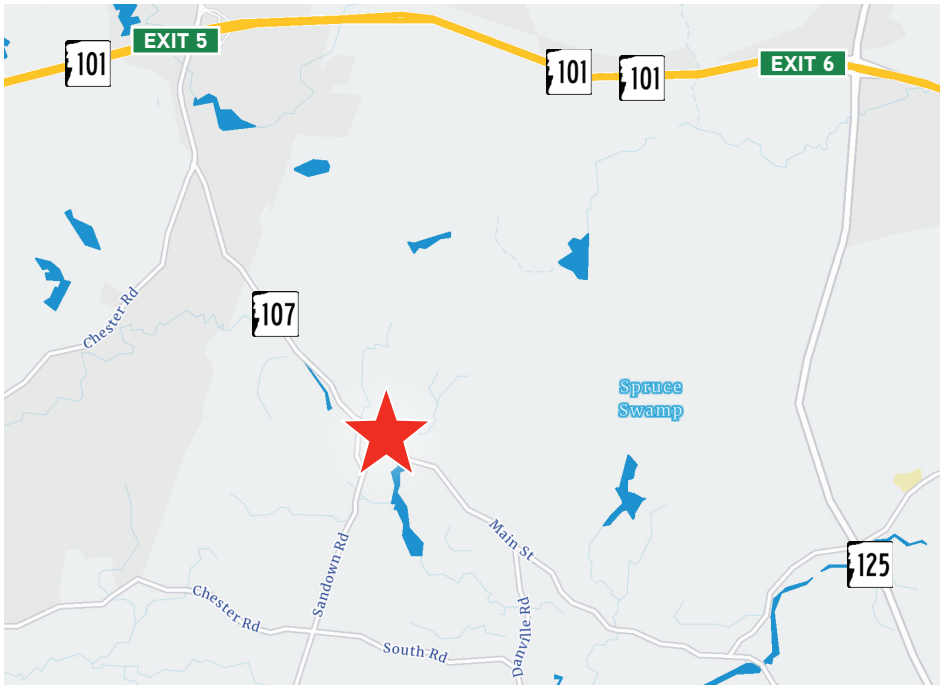
Address:	326 Main Street
Location:	Fremont, NH 03044
Building Type:	Industrial condominium
Year Built:	1920
Condominium SF:	Unit 5: 2,410±
Floors:	1
Road Frontage:	376.79'± on Main Street
Utilities:	Private community well & septic Propane hung heaters
Zoning:	Main Street District
Parking:	4 total spaces
Clear Height:	9'4"±
Overhead Door:	1 (9' x 9'4") with internal dock well
Power:	200A; 208V; 3-phase
Condominium Fee:	$510.53/month
2026 Taxes:	$3,800
List Price:	$299,000







Locator Map



Contact us:

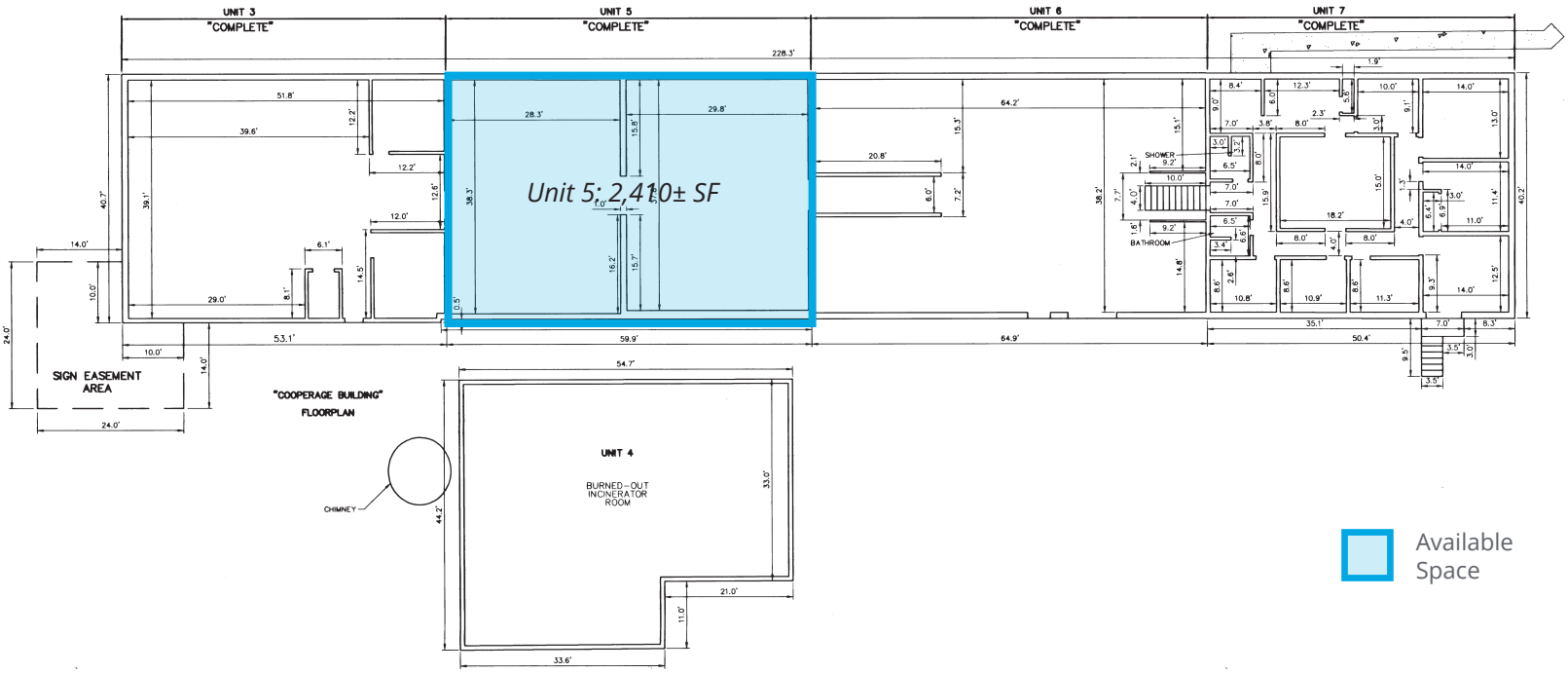
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326 Main Street, Unit 5, Fremont, NH

Floor Plan



CONDOMINIUM PLAN – LOT 3-37
UNITS 3, 4, 5, 6 & 7 FLOOR PLANS

COOPERS CORNER CONDOMINIUM

TAX MAP 3 • LOT 37

ROUTE 107

FREMONT, N.H.

PREPARED FOR/OWNER OF RECORD:

COOPERS CORNER, LLC

326 MAIN ST., UNIT 7A, FREMONT, NH 03044

SEE: R.C.R.D. BK. 4039, PG. 1637

DECEMBER 2, 2005

0 5 10 20 30 40 FEET

SCALE: 1" = 10'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.

PLANNING – ENGINEERING – SURVEYING – ENVIRONMENTAL

P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298

PH. (603) 627-1181

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. 595 — DATE 12/16/05

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

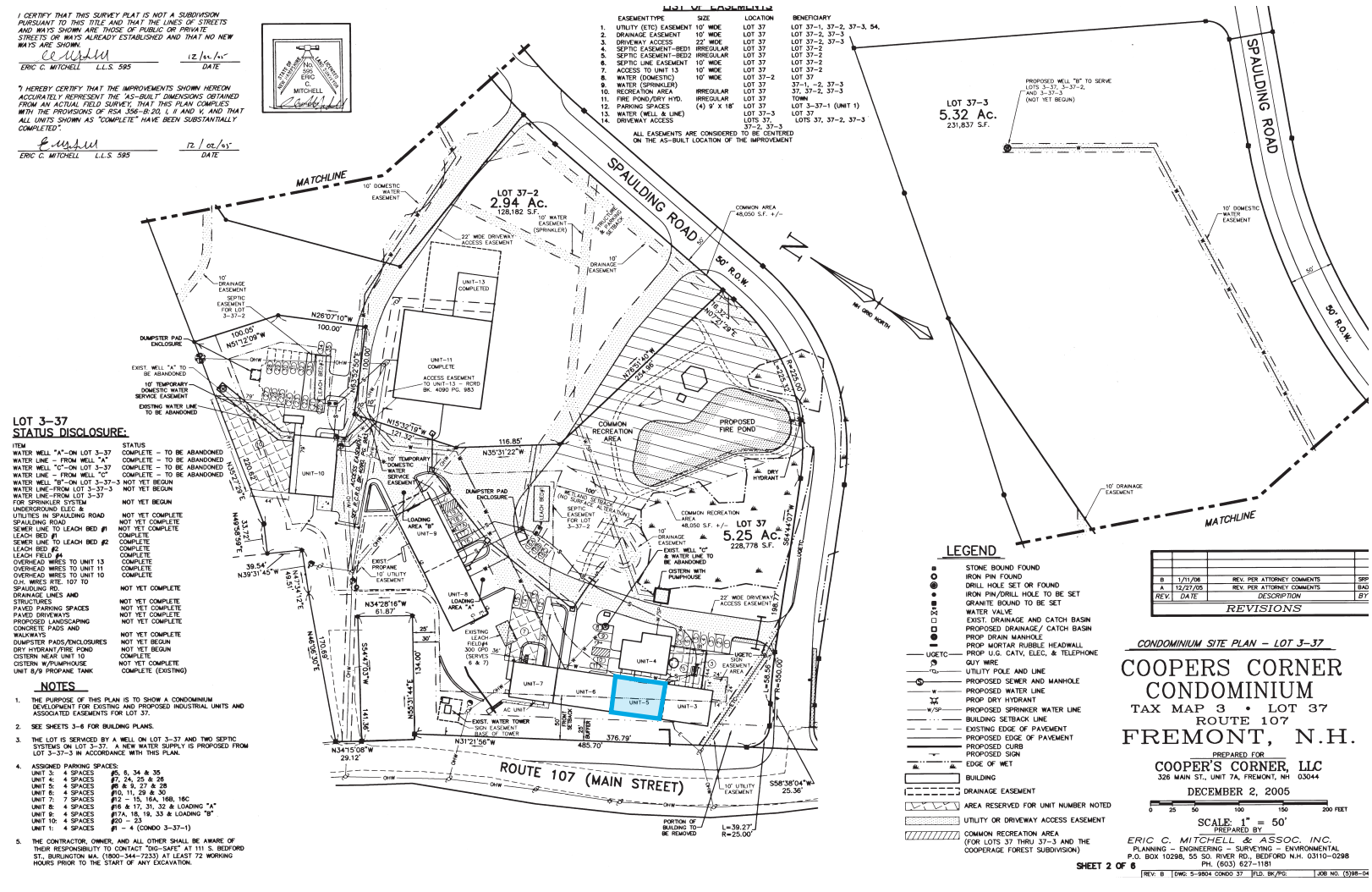
ERIC C. MITCHELL L.L.S. 595 — DATE 12/16/05

STATE OF NEW HAMPSHIRE — No. 595 — ERIC C. MITCHELL — LICENSED LAND SURVEYOR

SHEET 3 OF 6

REV: B | DWG:5-98004-FLOOR 37 | FLD. BK/PG: 404/69 | JOB NO. (5)98-04

Site Plan


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ERIC C. MITCHELL L.L.S. 595
12/01/05
DATE
"I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY; THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED."
ERIC C. MITCHELL L.L.S. 595
12/01/05
DATE
NO. 595 ERIC C. MITCHELL
LIST OF EASEMENTS
EASEMENT TYPE SIZE LOCATION BENEFICIARY
1. UTILITY (ETC) EASEMENT 10' WIDE LOT 37 LOT 37-1, 37-2, 37-3, 54,
2. DRAINAGE EASEMENT 10' WIDE LOT 37 LOT 37-2, 37-3
3. DRIVEWAY ACCESS 22' WIDE LOT 37 LOT 37-2, 37-3
4. SEPTIC EASEMENT-BED1 IRREGULAR LOT 37 LOT 37-2
5. SEPTIC EASEMENT-BED2 IRREGULAR LOT 37 LOT 37-2
6. SEPTIC LINE EASEMENT 10' WIDE LOT 37 LOT 37-2
7. ACCESS TO UNIT 13 10' WIDE LOT 37 LOT 37-2
8. WATER (DOMESTIC) 10' WIDE LOT 37-2 LOT 37
9. WATER (SPRINKLER) IRREGULAR LOT 37 37-1, -2, 37-3
10. RECREATION AREA IRREGULAR LOT 37 37, 37-2, 37-3
11. FIRE POND/DRY HYD. IRREGULAR LOT 37 TOWN
12. PARKING SPACES (4) 9' X 18' LOT 37 LOT 37-3-1 (UNIT 1)
13. WATER (WELL & LINE) LOT 37-3 LOT 37
14. DRIVEWAY ACCESS LOTS 37, 37-2, 37-3 LOTS 37, 37-2, 37-3
37-2, 37-3
ALL EASEMENTS ARE CONSIDERED TO BE CENTERED ON THE AS-BUILT LOCATION OF THE IMPROVEMENT
MATCHLINE
SPAULDING ROAD
50' R.O.W.
LOT 37-2
2.94 Ac.
128,182 S.F.
LOT 37-3
5.32 Ac.
231,837 S.F.
LOT 37
5.25 Ac.
228,778 S.F.
PROPOSED WELL "B" TO SERVE LOTS 3-37, 3-37-2, AND 3-37-3 (NOT YET BEGUN)
10' DOMESTIC WATER EASEMENT
10' DRAINAGE EASEMENT
22' WIDE DRIVEWAY ACCESS EASEMENT
10' WATER EASEMENT (SPRINKLER)
SEPTIC EASEMENT FOR LOT 3-37-2
DUMPSTER PAD ENCLOSURE
EXIST. WELL "A" TO BE ABANDONED
10' TEMPORARY DOMESTIC WATER SERVICE EASEMENT
EXISTING WATER LINE TO BE ABANDONED
UNIT-13 COMPLETE
UNIT-11 COMPLETE
ACCESS EASEMENT TO UNIT-13 - ROBD BK. 4080 PG. 983
UNIT-10
UNIT-9
UNIT-8
UNIT-7
UNIT-6
UNIT-5
UNIT-4
UNIT-3
COMMON AREA 48,050 S.F. +/-
COMMON RECREATION AREA
PROPOSED FIRE POND
DRY HYDRANT
EXIST. "C" & WATER LINE TO BE ABANDONED
CISTERN WITH PUMPHOUSE
SEPTIC EASEMENT FOR LOT 3-37-2
LOADING AREA "A"
LOADING AREA "B"
EXIST. PROPANE 10' UTILITY EASEMENT
EXISTING LEACH FIELD#1 300 GPD (SERVES 6 & 7)
EXIST. WATER TOWER SITE EASEMENT
AC UNIT
50' BUFFER FROM SETBACK
PORTION OF BUILDING TO BE REMOVED
ROUTE 107 (MAIN STREET)
GRID NORTH
LOT 3-37
STATUS DISCLOSURE:
ITEM STATUS
WATER WELL "A"-ON LOT 3-37 COMPLETE - TO BE ABANDONED
WATER LINE - FROM WELL "A" COMPLETE - TO BE ABANDONED
WATER WELL "C"-ON LOT 3-37 COMPLETE - TO BE ABANDONED
WATER LINE - FROM WELL "C" COMPLETE - TO BE ABANDONED
WATER WELL "B"-ON LOT 3-37-3 NOT YET BEGUN
WATER LINE-FROM LOT 3-37-3 NOT YET BEGUN
WATER LINE-FROM LOT 3-37 NOT YET BEGUN
FOR SPRINKLER SYSTEM NOT YET BEGUN
UNDERGROUND ELEC. & UTILITIES IN SPAULDING ROAD NOT YET COMPLETE
SPAULDING ROAD NOT YET COMPLETE
SEWER LINE TO LEACH BED #1 NOT YET COMPLETE
LEACH BED #1 COMPLETE
SEWER LINE TO LEACH BED #2 COMPLETE
LEACH BED #2 COMPLETE
LEACH FIELD #4 COMPLETE
OVERHEAD WIRES TO UNIT 13 COMPLETE
OVERHEAD WIRES TO UNIT 11 COMPLETE
OVERHEAD WIRES TO UNIT 10 COMPLETE
O.H. WIRES RTE. 107 TO SPAULDING RD. NOT YET COMPLETE
DRAINAGE LINES AND STRUCTURES NOT YET COMPLETE
PAVED PARKING SPACES NOT YET COMPLETE
PAVED DRIVEWAYS NOT YET COMPLETE
PROPOSED LANDSCAPING NOT YET COMPLETE
CONCRETE PADS AND WALKWAYS NOT YET COMPLETE
DUMPSTER PADS/ENCLOSURES NOT YET BEGUN
DRY HYDRANT/FIRE POND NOT YET BEGUN
CISTERN NEAR UNIT 10 COMPLETE
CISTERN W/PUMPHOUSE NOT YET COMPLETE
UNIT 8/9 PROPANE TANK COMPLETE (EXISTING)
NOTES
1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM DEVELOPMENT FOR EXISTING AND PROPOSED INDUSTRIAL UNITS AND ASSOCIATED EASEMENTS FOR LOT 37.
2. SEE SHEETS 3-6 FOR BUILDING PLANS.
3. THE LOT IS SERVICED BY A WELL ON LOT 3-37 AND TWO SEPTIC SYSTEMS ON LOT 3-37. A NEW WATER SUPPLY IS PROPOSED FROM LOT 3-37-3 IN ACCORDANCE WITH THIS PLAN.
4. ASSIGNED PARKING SPACES:
UNIT 3: 4 SPACES #5, 8, 34 & 35
UNIT 4: 4 SPACES #7, 24, 25 & 26
UNIT 5: 4 SPACES #6 & 9, 27 & 28
UNIT 6: 4 SPACES #10, 11, 29 & 30
UNIT 7: 7 SPACES #12 - 15, 16A, 16B, 16C
UNIT 8: 4 SPACES #16 & 17, 31, 32 & LOADING "A"
UNIT 9: 4 SPACES #17A, 18, 19, 33 & LOADING "B"
UNIT 10: 4 SPACES #20 - 23.
UNIT 1: 4 SPACES #1 - 4 (CONDO 3-37-1)
5. THE CONTRACTOR, OWNER, AND ALL OTHER SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON MA. (1800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
LEGEND
STONE BOUND FOUND
IRON PIN FOUND
DRILL HOLE SET OR FOUND
IRON PIN/DRILL HOLE TO BE SET
GRANITE BOUND TO BE SET
WATER VALVE
EXIST. DRAINAGE AND CATCH BASIN
PROPOSED DRAINAGE/ CATCH BASIN
PROP DRAIN MANHOLE
PROP MORTAR RUBBLE HEADWALL
PROP U.G. CATV, ELEC, & TELEPHONE
GUY WIRE
UTILITY POLE AND LINE
PROPOSED SEWER AND MANHOLE
PROPOSED WATER LINE
PROP DRY HYDRANT
PROPOSED SPRINKER WATER LINE
BUILDING SETBACK LINE
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
PROPOSED CURB
PROPOSED SIGN
EDGE OF WET
BUILDING
DRAINAGE EASEMENT
AREA RESERVED FOR UNIT NUMBER NOTED
UTILITY OR DRIVEWAY ACCESS EASEMENT
COMMON RECREATION AREA (FOR LOTS 37 THRU 37-3 AND THE COOPERAGE FOREST SUBDIVISION)
B 1/11/06 REV. PER ATTORNEY COMMENTS
A 12/27/05 REV. PER ATTORNEY COMMENTS
REV. DATE DESCRIPTION BY
REVISIONS
CONDOMINIUM SITE PLAN - LOT 3-37
COOPERS CORNER CONDOMINIUM
TAX MAP 3 • LOT 37
ROUTE 107
FREMONT, N.H.
PREPARED FOR
COOPER'S CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
DECEMBER 2, 2005
0 25 50 100 150 200 FEET
SCALE: 1" = 50'
PREPARED BY
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P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181
SHEET 2 OF 6
REV: B DWG: 5-9804 CONDO 37 FLD. BK/PG: JOB NO. (5)98-04