



46 PLAISTOW RD

PLAISTOW, NH

FOR SALE OR LAND LEASE | TWO BUILDINGS ON 2.2 +/- AC

- Auto Dealer Licenses Available
- Excellent Visibility and Signage
- Numerous Recent Building Updates

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,000 SF and 2,489 SF Buildings on 2.2 +/- AC for Sale. Ideal location for numerous uses including auto sales and repair, retail services, warehousing and contractor storage

LOCATION HIGHLIGHTS

- Auto dealer licenses available
- Excellent visibility and signage
- Potential live-in opportunity
- Numerous recent building updates
- Directly fronts route 125
- 1.5 miles from route 121
- 6.6 miles from I-495

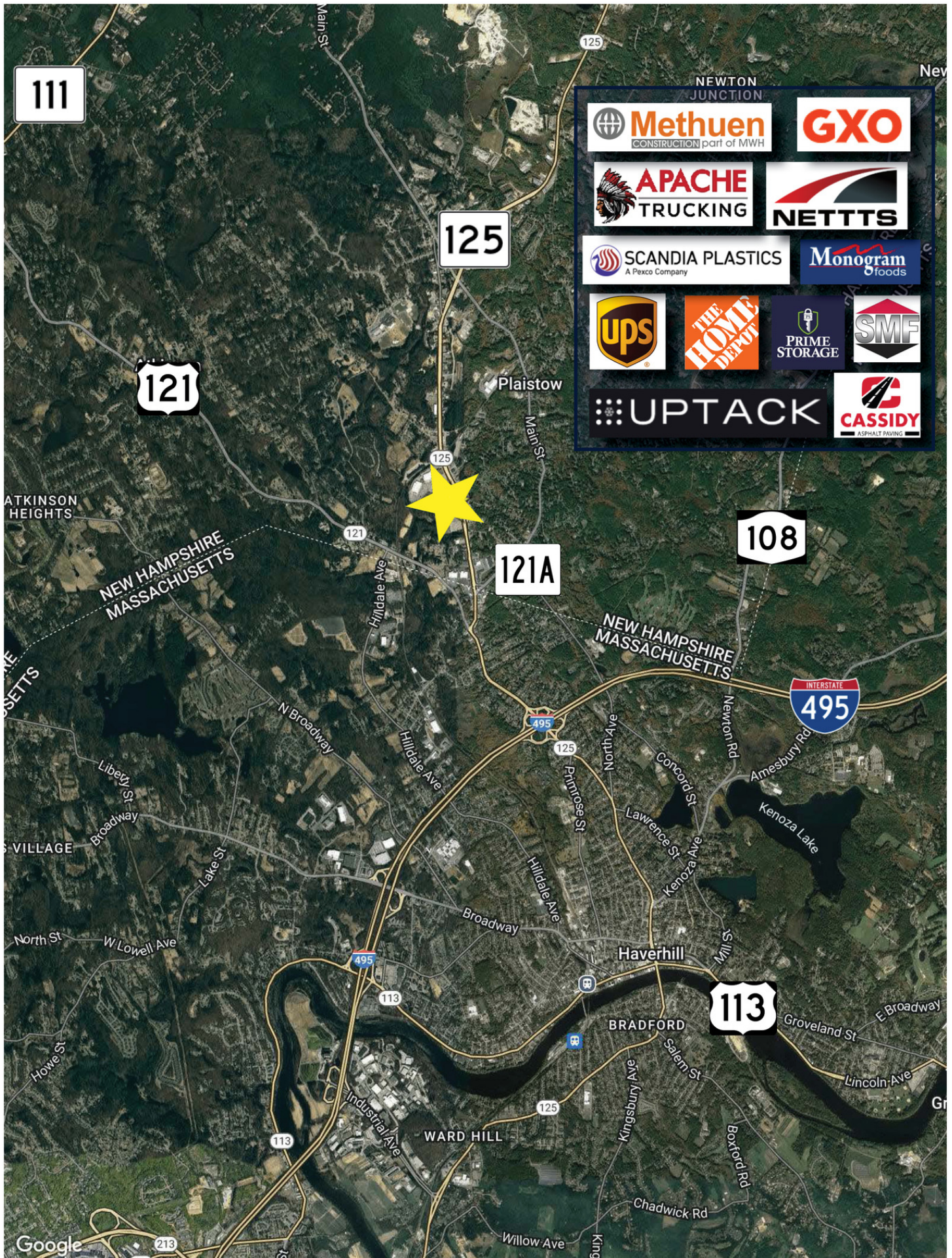
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,290	35,199	138,312
Total Population	31,772	89,425	373,613
Average HH Income	\$126,521	\$116,535	\$123,230

PROPERTY SPECIFICATIONS

Building Size:	Building #1: 5,000 SF - Commercial Building #2: 2,489 SF - Retail
Lot Size:	2.2 +/- AC
Loading:	Five (5) Drive-In
Clear Height:	16'-20'
Utilities:	Gas (Unitil) Electric (Unitil) Well water (Town water available) Septic
Zone:	Commercial 1
Land Lease Rate:	Market
Sale Price:	\$1,750,000

ADDITIONAL PHOTOS





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AARON SMITH

978.654.0432

asmith@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

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