



# 46 PLAISTOW RD

**PLAISTOW, NH**

FOR SALE OR LAND LEASE | TWO BUILDINGS ON 3.52 +/- AC

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



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

5,000 SF and 2,489 SF Buildings on 3.52 +/- 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
- Auto Dealer Licenses Available
- Excellent Visibility and Signage
- Numerous Recent Building Updates

### PROPERTY

Building Size:	Building #1: 5,000 SF - Commercial Building #2: 2,489 SF - Retail
Lot Size:	3.52 +/- AC
Loading:	Five (5) Drive-In
Clear Height:	16'-20'
Utilities:	Gas (Unit) Electric (Unit) Well water (Town water available) Septic
Zone:	Commercial 1
Land Lease Rate:	Market
Sale Price:	\$1,900,000

### DEMOGRAPHICS

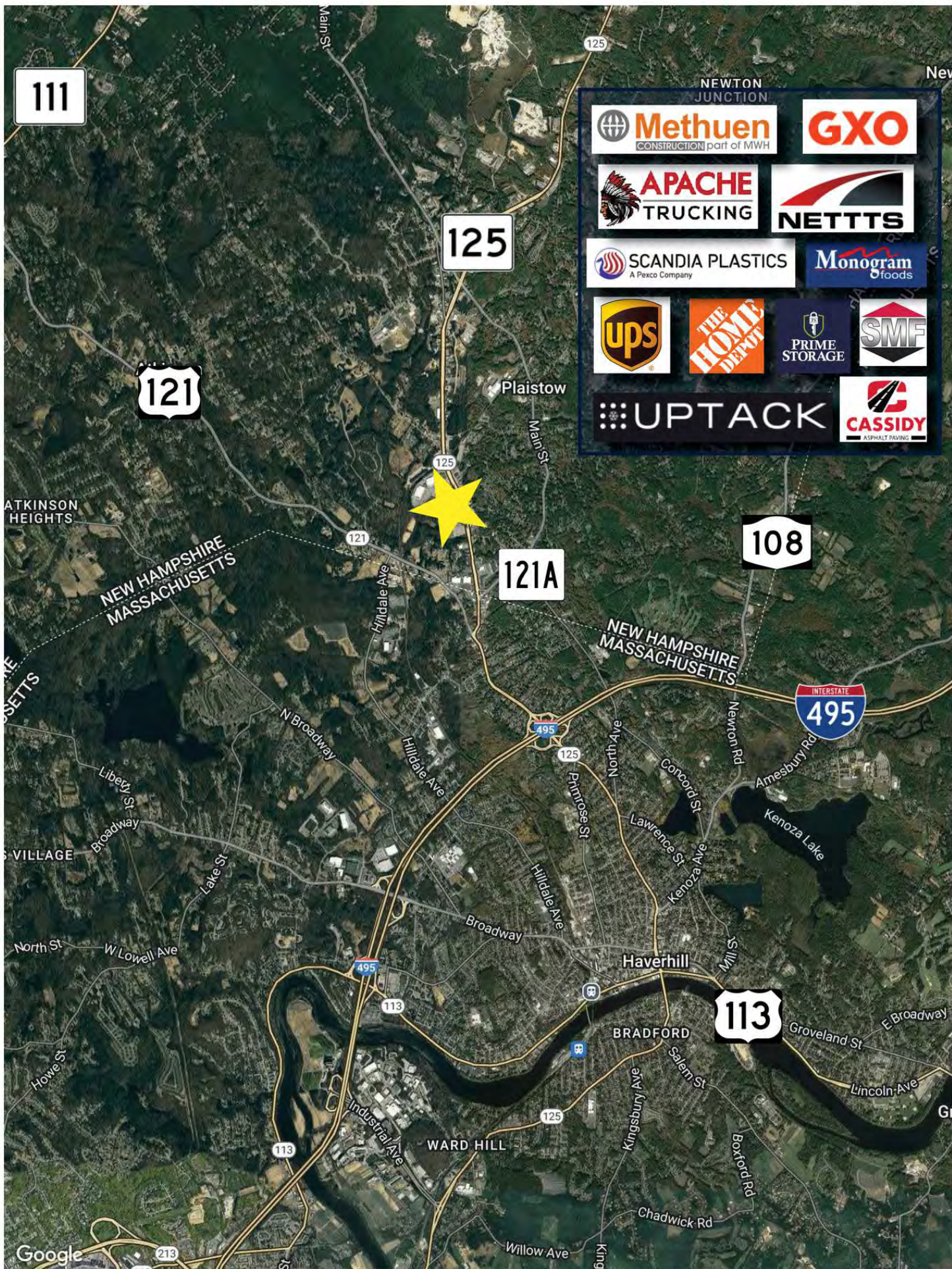
	3 MILES	5 MILES	10 MILES
Total Households	12,290	35,199	138,312
Total Population	31,772	89,425	373,613



## ADDITIONAL PHOTOS









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