Customer Display

**Commercial / Industrial**
**2699576 Active**

**1596 Main Street**
**Dublin, New Hampshire 03444**

(4) (10)

**List $319,900**
**Lease $**

| | | | |
|---|---|---|---|
| **Sale/Lease:** | Sale | **Building Status:** | Existing |
| **Lot Area:** | 2.08 | **Lot SqFt:** | 90,604 |
| **Total Bldg Sqft:** | | **Total Avail Sqft:** | 1,640 |
| **Construct Yr:** | 1950 | **Submarket:** | Keene |
| **Tax Year:** | 2007 | **Taxes:** | $ 5,845.00 |
| **Road Front:** | 346 | **Water Front:** | |
| **Park Spaces:** | 20 | **Traffic Count:** | |
| **Ceiling Ht:** | 12+ | **Rail Avail:** | No |
| **Surveyed:** | No | **Flood Zone:** | Yes |
| **Zoning:** | Commerica/Neigh | | |

**Water Body Type:**
**Water Body Name:**
**Water Acc Type:**
**Current/Land Use:** No
**Seasonal:** No

**Public Rems:** Well maintained building & desirable location in Neighborhood Commercial District. 346' of appealing rd frontage, ample parking. Building remodeled in 1998 w/features such as pine paneling, radiant flr heat, state approved comm. kit., 10x10 double doors at front of building. Current use as an Maple Sugar House w/gift shop. Business is not for sale.

**Directions:** From Peterborough, follow 101 West approximately 2 miles property is intersection of Rte 137 and Rte 101 on left. Sign on property.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **$/SqFt:** | $ | **Retail SqFt:** | | **Manufact SqFt:** | | **Sqft to be Conveyed:** | |
| **Office SqFt:** | | **Other SqFt:** | | **Warehse SqFt:** | | **Flr Plate SqFt:** | |
| **Vacancy:** | | **Floors:** | 1 | **# Units:** | 1 | **Unit SqFt:** | |
| **Max Flr Cap:** | | **Door Ht:** | | **Docks** | | **Drive/Doors:** | 1 |
| **Elevators:** | | **Loss Factor:** | % | **Management:** | $ | **CAM:** | $ |
| **Addtnl Fee:** | $ | **Insurance:** | $ | **Annual Inc:** | $ | **Annual Exp:** | $ |
| **GOI:** | $ | **NOI:** | $ | | | | |

**Topography:**
**Improvements:** Remodelded 1998
**Cable Co:**
**Railroad Prov:**
**Office Finish:**
**Phone Co:**

## FEATURES

**Foundation:** Block , Poured Concrete
**Exterior:** Wood Siding
**Parking:** 11-20 Spaces , On Site , Paved

| | | | |
|---|---|---|---|
| **Basement:** | Partial | **Transport:** | |
| **Floors:** | Concrete , Vinyl | **Misc:** | Other |
| **Roof:** | Metal | **Heating/Cool:** | Baseboard , Hot Water , Radiant |
| **Financing:** | | **Sale Includes:** | Land/Building |
| **Construction:** | Wood Frame | **Utilities:** | Bottled Gas , Private Sewer , Private Water |
| **Type:** | Free Standing Building , Retail | **Location:** | Central Business District |
| **Existing Use:** | Retail Service | **Fuel:** | Oil , Propane |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Tax ID:** | | **Taxes Exp:** | $ | **Closed Date:** | | | |
| **Book/Pg:** | 1646/ 236 | **Tax Rate:** | $ 19.95 | **Tax Class:** | | **Tax Reduct:** | No |
| **Elderly:** | No | **Veteran:** | | **Other:** | | **Map/Blck/Lot:** | 08/ / 09 |
| **Covenant:** | Unknown | **Assmt:** | $ 293,000.00 | **Assmt Yr:** | 2007 | **Deed:** | Quit Claim |
| **AC%:** | % | **Sprinkler:** | | **Invest Info:** | | **Bus Opport:** | No |
| **County:** | Cheshire | **Primary Use:** | Commerical | **Signage:** | | **Lease $/:** | |
| **Excl Sale:** | | | | **Devel/Subdiv:** | | **Village/District:** | |

## PREPARED BY

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