

Customer Display

**Commercial/Industrial**  
2712822 Active

**70 Hancock Road**  
Peterborough, New Hampshire 03458



List \$1,000  
Lease \$12,24, sq, ft



<b>Sale/Lease:</b>	Lease	<b>Building Status:</b>	Existing
<b>Lot Area:</b>	1.75	<b>Lot SqFt:</b>	76,230
<b>Total Bldg Sqft:</b>	8,448	<b>Total Avail Sqft:</b>	980
<b>Construct Yr:</b>	1970	<b>Submarket:</b>	Peter
<b>Tax Year:</b>	2007	<b>Taxes:</b>	\$ 100.00
<b>Road Front:</b>	450	<b>Taxes TBD:</b>	
<b>Water Front:</b>		<b>Park Spaces:</b>	20
<b>Ceiling Ht:</b>	8'	<b>Rail Avail:</b>	No
<b>Surveyed:</b>	Unknown	<b>Flood Zone:</b>	No
<b>Zoning:</b>	Commerical	<b>Traffic Count:</b>	

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

**Public Rems:** Prime retail location! Approx. 980 s.f. (front room 23x32, rear room 10x16) available for immediate occupancy. Storefront, good visibility, traffic count 8-10,000 vpd, near area schools & office park. Current tenants include tanning salon and new restaurant  
**Directions:** From Peterborough center, take 202N, to building on left before schools. For lease sign on property.

<b>\$/SqFt:</b> \$ 12.24	<b>Retail SqFt:</b> 980	<b>Manufact SqFt:</b>	<b>Sqft to be Conveyed:</b>
<b>Office SqFt:</b>	<b>Other SqFt:</b>	<b>Warehse SqFt:</b>	<b>Fir Plate SqFt:</b>
<b>Vacancy:</b>	<b>Floors:</b>	<b># Units:</b> 1	<b>Unit SqFt:</b>
<b>Max Fir Cap:</b>	<b>Door Ht:</b>	<b>Docks:</b>	<b>Drive/Doors:</b>
<b>Elevators:</b>	<b>Loss Factor:</b> %	<b>Management:</b> \$	<b>CAM:</b> \$
<b>Addnl Fee:</b> \$	<b>Insurance:</b> \$	<b>Annual Inc:</b> \$	<b>Annual Exp:</b> \$
<b>GOI:</b> \$	<b>NOI:</b> \$		
<b>Topography:</b>		<b>Railroad Prov:</b>	
<b>Improvements:</b>		<b>Office Finish:</b>	
<b>Cable Co:</b> comcast		<b>Phone Co:</b>	

**FEATURES**

<b>Foundation:</b> Concrete Slab	
<b>Exterior:</b> Wood Frame	
<b>Parking:</b> 21+ Spaces	
<b>Basement:</b> None	<b>Transport:</b>
<b>Floors:</b> Fully Carpeted , Tile/Brick	<b>Misc:</b>
<b>Roof:</b> Asphalt Shingle	<b>Heating/Cool:</b> Central AC , Hot Air
<b>Financing:</b>	<b>Sale Includes:</b> Other
<b>Construction:</b> Wood Frame	<b>Utilities:</b> 110 Volts , 3 Phase , Public Sewer , Public Water
<b>Type:</b> Retail , Retail Strip , Storefront	<b>Location:</b> Suburban
<b>Existing Use:</b> Professional , Retail Service	<b>Fuel:</b> Electric

<b>Tax ID:</b>	<b>Taxes Exp:</b> \$	<b>Closed Date:</b>	
<b>Book/Pg:</b> 7946/ 1494	<b>Tax Rate:</b> \$ 25.39	<b>Tax Class:</b>	
<b>Elderly:</b>	<b>Veteran:</b>	<b>Other:</b>	<b>Tax Reduct:</b> No
<b>Covenant:</b> Unknown	<b>Assmt:</b> \$	<b>Assmt Yr:</b>	<b>Map/Blck/Lot:</b> E41/ U009/ 25
<b>AC%:</b> %	<b>Sprinkler:</b> No	<b>Invest Info:</b>	<b>Deed:</b> Warranty
<b>County:</b> Hillsborough	<b>Primary Use:</b>	<b>Signage:</b> Adequate	<b>Bus Opport:</b>
<b>Excl Sale:</b>		<b>Devel/Subdiv:</b>	<b>Lease \$:</b> Modified Gross
			<b>Village/District:</b>

**PREPARED BY**



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