

FOR SALE
SHOPPING
CENTER



±15,000 SF RETAIL PROPERTY

154 MAIN STREET :: COLEBROOK, NEW HAMPSHIRE

Great Investment
Opportunity

Long term lease with
Family Dollar

Call or email us for the
full offering package



OVERVIEW

CBRE/New England is pleased to present the availability of the Colebrook Shopping Center at 154 Main Street, Colebrook, NH. This ±15,000 SF shopping center is available as an investment sale. The property offers investors a strong in-place cash flow with two tenants occupying close to 13,000 SF. The primary tenant, Family Dollar, recently signed a long term lease on their 10,000 SF space.

Colebrook is located in the beautiful White Mountain region of Northern, New Hampshire. The property is situated in downtown Colebrook at the intersections of Routes 3 and 145 and features excellent visibility and onsite parking. Colebrook is the primary shopping hub for surrounding towns.

The Colebrook Shopping Center presents a unique opportunity to acquire a great asset in a submarket that has become increasingly appealing, due to the Balsam's Grand Hotel Resort \$310 million dollar revitalization and expansion project currently under development. The project is expected to attract tens of thousands of tourists and bring over 1,700 jobs to the area and to the world-class Balsam's Grand Hotel Resort, as well as shoppers to downtown Colebrook.

FEATURES

- ±15,000 SF shopping center
- Tenant occupied with strong cash flow
- Family Dollar's pays additional rent of percent of high sales volume.
- Great visibility & signage
- Onsite parking
- Prime shopping hub for surrounding towns
- Beautiful White Mountains Region
- Minutes from the Balsam's Grand Hotel Resort

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CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

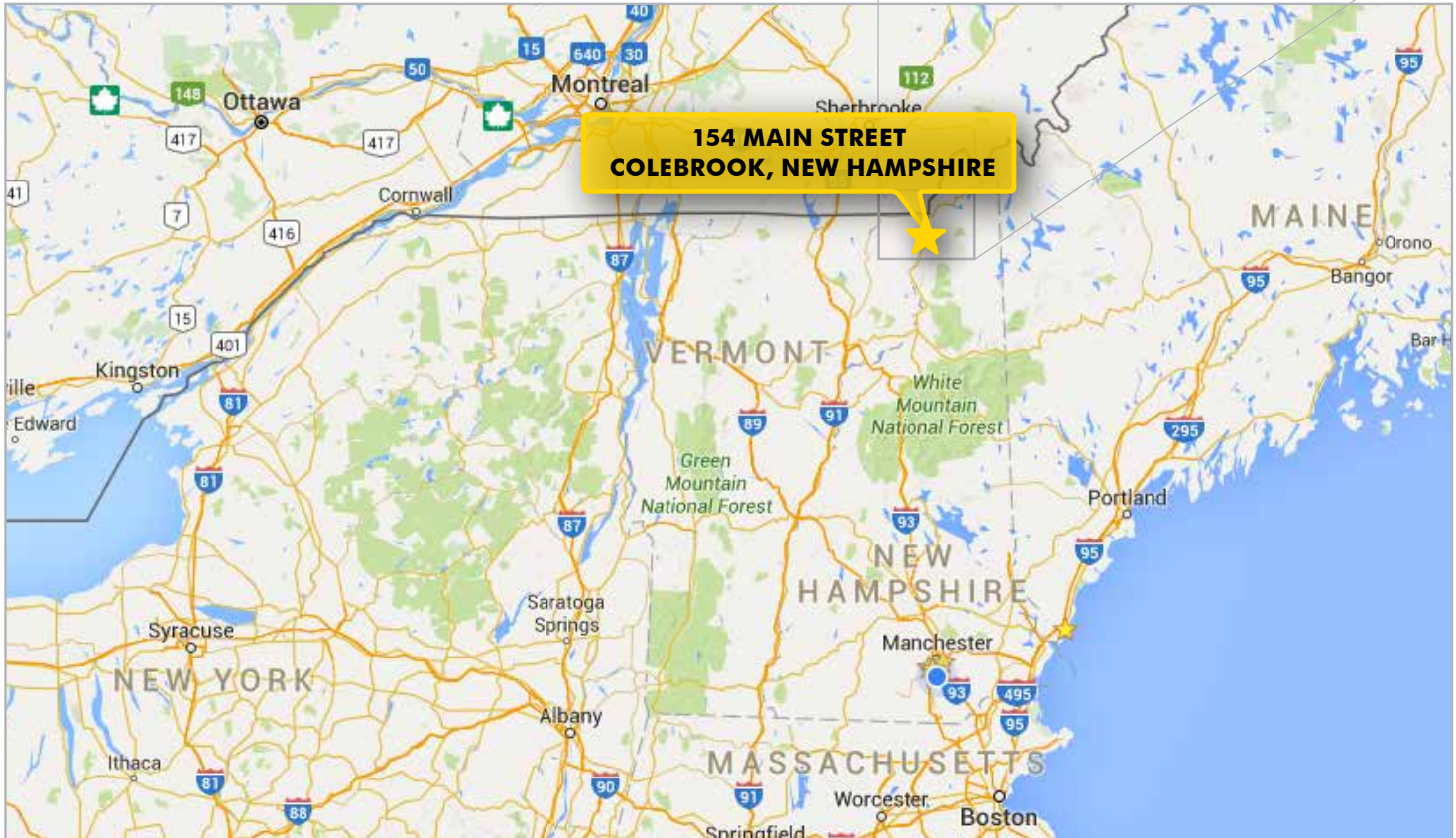
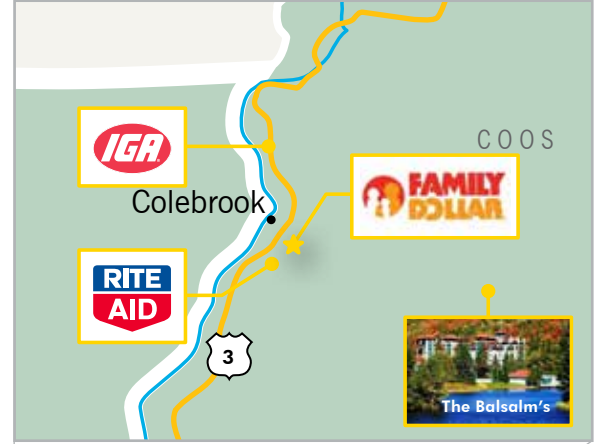
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PROPERTY SPECIFICATIONS

Building Size	±15,000 SF
Lot Size	±0.81 acres
Year Built	1950/Renovated 2006-2010
Zoning	Commercial
Utilities	Municipal water and sewer
HVAC	Rooftop units
Parking	40 spaces
Sale Price	\$1,050,000



FOR MORE INFORMATION

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