

RETAIL FOR LEASE

TURN KEY AUTO SALES AND REPAIR SHOP

1170 Hooksett Rd, Hooksett, NH 03106



OFFERING SUMMARY

LEASE RATE:	\$6,900 NNN
LOT SIZE:	1.4 Acres
NNN:	\$3.25 p/SF
BUILDING SIZE:	4,000 SF
ZONING:	PZ

PROPERTY OVERVIEW

Turn-Key Auto Sales, Repair Shop on DW State Highway ½ mile on Exit 9N, off Route 93. 2-Buildings, a sales office + repair shop on 1.4 Ac PZ, a large paved sales lot and a large paved lower storage lot, in a performance zone. Very busy state hwy with high visibility + large signage. Bldg-1 sales office 1,276 SF, has extra 1,276 SF finished lower level. Bldg-2 a 3-bay garage workshop metal building with 2-drive in 10' doors. Property has a huge paved upper lot 100 car capacity, and another large lower level lot good for storage area or another 100 cars. Currently used as auto sales lot, has 105' frontage. Ideal for single user or lease out the extra space for additional income. Performance Zone allows a variety of uses. Just past Bank of America & Dunkin Donuts. If you need an auto shop or you're an auto dealer, need retail space with superior highway access & high visibility, this is for you. Partner up with an auto body or repair shop to provide onsite repairs for your dealership. This is a very unique opportunity and available now.

PROPERTY HIGHLIGHTS

- Turn Key Auto Lot
- Sales + Repair Building
- 200 + Cars
- Lower storage lot

BEDFORD, NH
603.836.2700
168 South River Road
Bedford, NH 03110

RONALD FREDDETTE, CCIM
Commercial Broker
O: 603.836.2700
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ronald@kw.com
MA #9515797 - NH #056843

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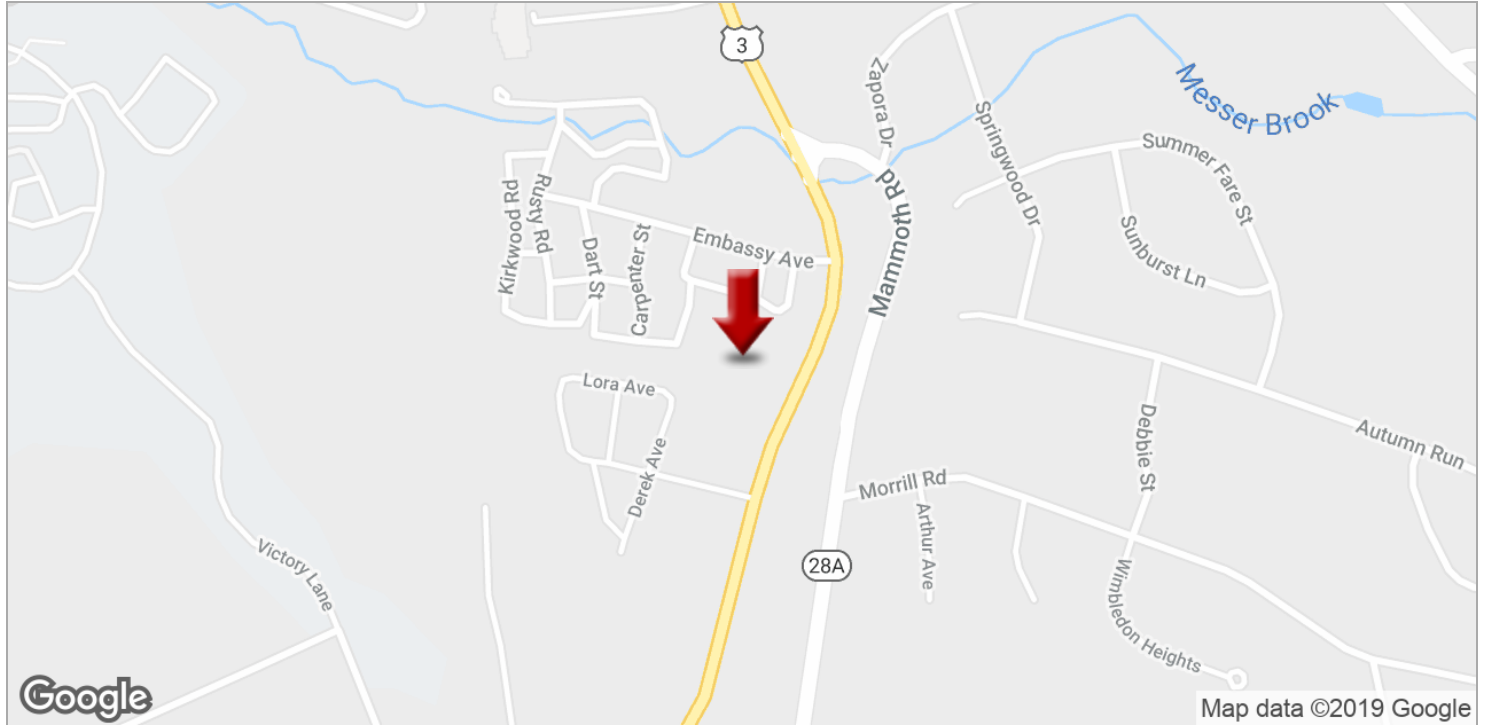


All information provided is deemed reliable but is not guaranteed and should be independently verified. Properties subject to prior sale or rental. Each brokerage is independently owned and operated. kwcommercial-nh.com/

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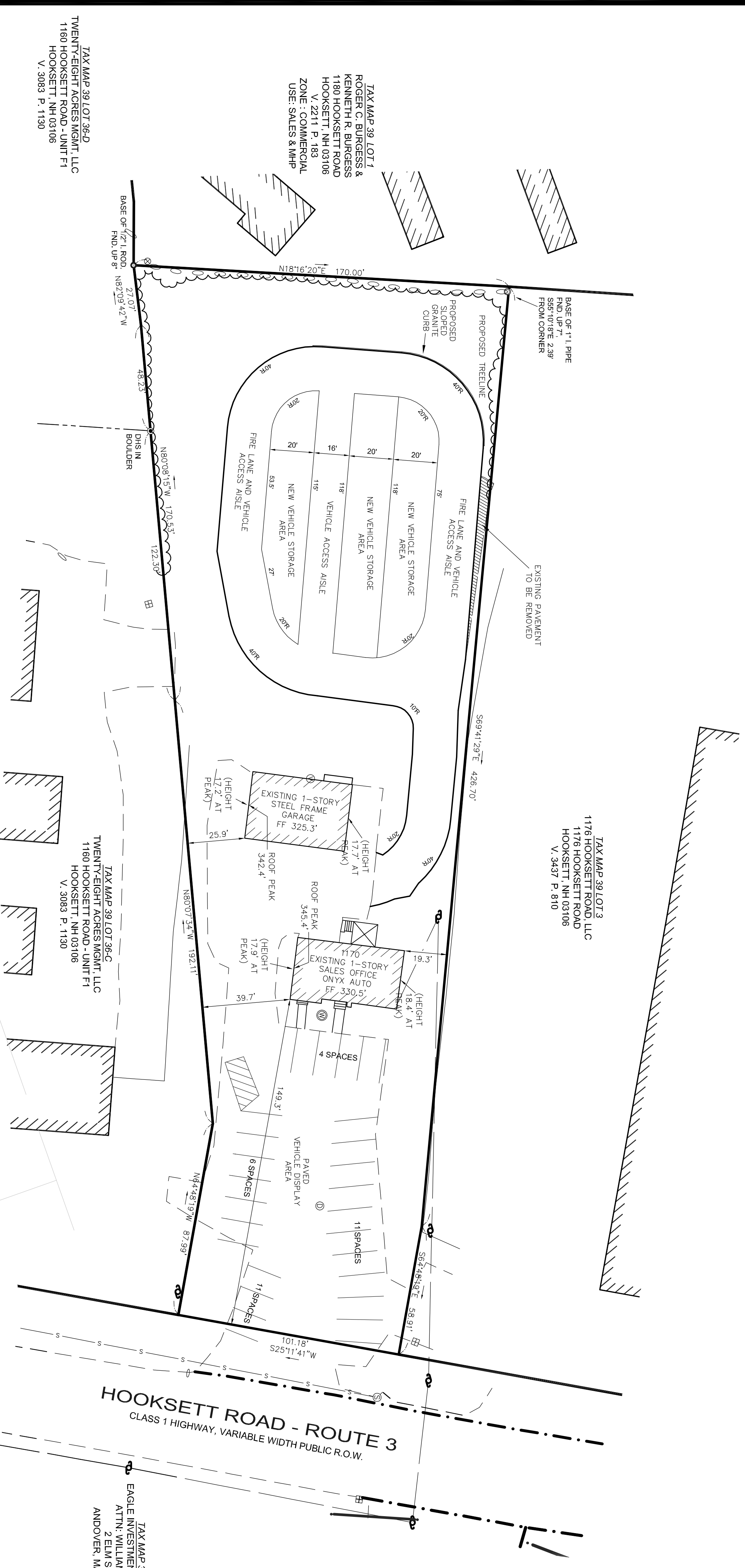
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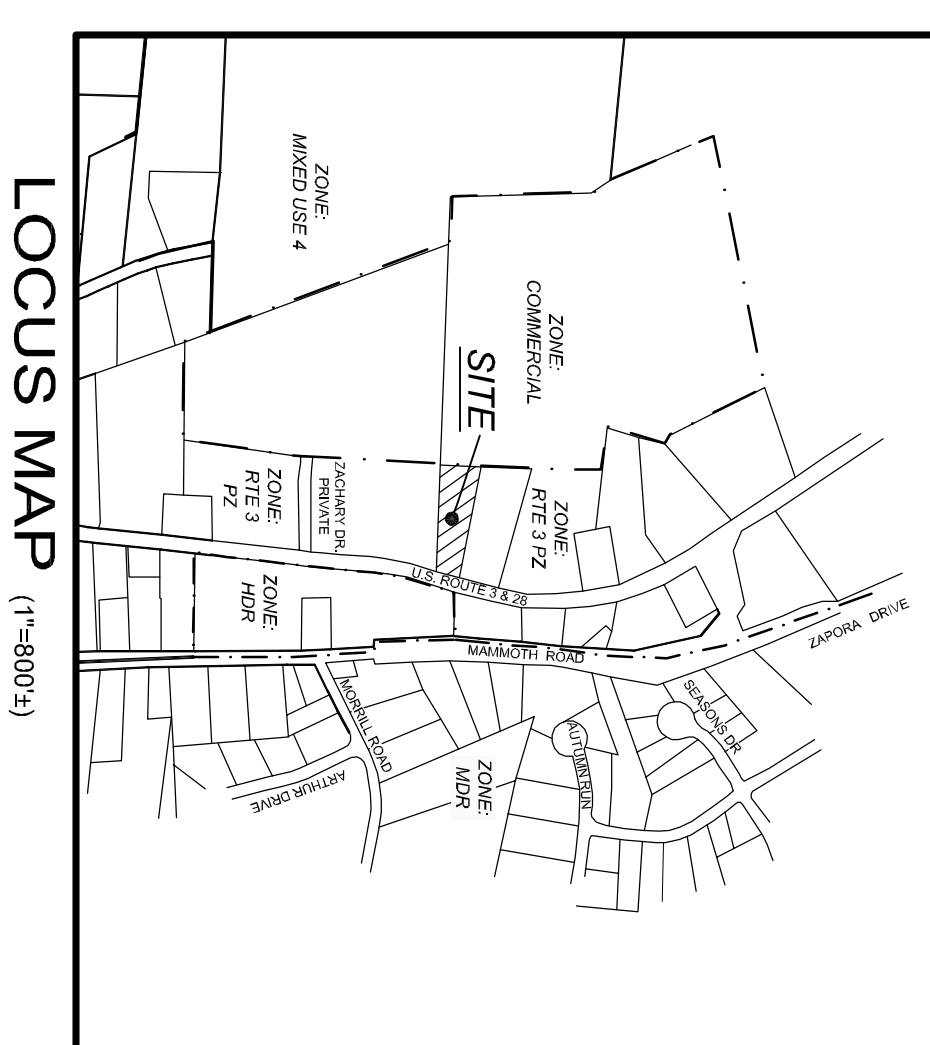


TAX MAP 39 LOT 3
1176 HOOKSETT ROAD, LLC
1176 HOOKSETT ROAD
HOOKSETT, NH 03106
V. 3437 P. 810

TAX MAP 39 LOT 3B-D
TWENTY-EIGHT ACRES WGMT, LLC
1180 HOOKSETT ROAD - UNIT F-1
HOOKSETT, NH 03106
V. 3083 P. 1130

TAX MAP 39 LOT 3B-C
TWENTY-EIGHT ACRES WGMT, LLC
1180 HOOKSETT ROAD - UNIT F-1
HOOKSETT, NH 03106
V. 3083 P. 1130

TAX MAP 39 LOT 30
EAGLE INVESTMENT CONDOMINIUM
ATTN: WILLIAM F. HARKINS
2 ELM SQUARE
ANDOVER, MA 01810-3698



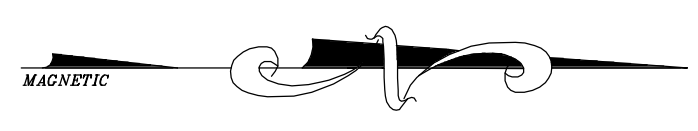
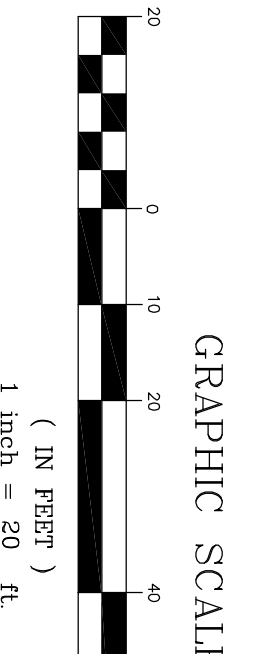
NOTES:

1. THE INTENT OF THIS PROJECT IS TO ADD VEHICLE STORAGE TO THE EXISTING COMMERCIAL RETAIL USE.
2. THE SUBJECT PARCEL IS LOT 2 ON THE TOWN OF HOOKSETT TAX MAP 39. THE APPLICANT AND OWNER OF RECORD IS ICON PROPERTY HOLDINGS LLC, 81 CHRISTY LANE, MANCHESTER, NH 03104, MAP NUMBER 3301500891E, THE TOTAL AREA OF THE PARCEL 60,591 SF OR 1.4002 ACRES.
3. THE SUBJECT PARCEL IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD DATA TAKEN FROM THE FLOOD INSURANCE RATE MAP EFFECTIVE DATE APRIL 19, 2010, MAP NUMBER 3301500891E AND 3301500891E.
4. THE PRESENT ZONING FOR THIS PARCEL ACCORDING TO THE TOWN OF HOOKSETT TAX MAPS IS PERMANENCE ZONE.
5. THE ZONING REQUIREMENTS FOR THIS PARCEL ARE:

REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK	10 FEET	10 FEET
SIDE YARD SETBACK	10 FEET	10 FEET
REAR YARD SETBACK	200 FEET	101.18 FEET
FRONTAGE AREA	20 FEET	1,400.2
MIN. BUILDING HEIGHT	7.5 FEET	< 3.5 FEET
IMPER. COVERPAGE	65%	44.7%
6. PARKING CALCULATIONS:
 PARKING: RETAIL, 1 SPACE/200 SF = 11 SPACES PROVIDED
 INCLUDING 1 VAN ACCESSIBLE HANDICAP SPACE
7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTORS TO NOTIFY DISH/AT 72 HOURS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE IMMEDIATELY REPORTED TO MEA AND THE TOWN OF HOOKSETT FOR RESOLVE.
8. THE LOT IS SERVED BY ON SITE WATER & MUNICIPAL SEWER.
9. ALL UTILITIES, WATER, GAS AND SEPTIC SHALL BE THE PROPERTY OF THE PROPERTY OWNER FOR MAINTENANCE AND REPAIR UNLESS OTHERWISE NOTED.
10. NO KNOWN EASEMENTS OR TRAILS ARE WITHIN 100' OF THE PROPERTY.
11. THE OWNER MUST NOTIFY THE HOOKSETT PUBLIC WORKS DEPARTMENT AT (603)868-8019, IN WRITING, WHEN THE ANNUAL STORM WATER MAINTENANCE IS COMPLETED AND WHAT MAINTENANCE WAS PERFORMED.
12. SURVEY PERFORMED BY: JOSEPH M. WICHERT, LLC, INC. 100 WASHINGTON STREET, MANCHESTER, NH 03104
13. SNOW THAT CANNOT BE STORED ON SITE SHALL BE REMOVED OFF-SITE AND DISPOSED OF PROPERLY.

LEGEND

	PROPERTY LINE
	SETBACKS
	APPROX. ABUTTER PROP. LINE
	ZONE LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOURS
	EXISTING STRIPING
	EXISTING BUILDING
	EXISTING WATER
	EXISTING TREELINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED STRIPING
	PROPOSED TREELINE



McCOURT MASSOCIATES, PLLC
Civil Engineering & Surveying
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mccourtengineering@tds.net
(603) 428-6682
Fax: (603) 428-6515

IN ASSOCIATION WITH
Joseph M. Wichert L.L.S., INC.
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

PROPOSED AMENDED SITE PLAN PREPARED FOR:
ICON PROPERTY HOLDINGS
TAX MAP 39, LOT 2, 1170 HOOKSETT ROAD, HOOKSETT, NEW HAMPSHIRE

OWNER:
ICON PROPERTY HOLDINGS LLC
81 CHRISTY LANE
MANCHESTER, NH 03104

REVISIONS

DATE	DESCRIPTION

DATE: JUNE 2016
SCALE: 1" = 40'
SHEET 2 OF 2

APPROVED BY THE HOOKSETT PLANNING BOARD
PLAN APPROVED DATE _____ SIGNATURE DATE _____
CHAIRMAN/VICE CHAIRMAN _____