

Commercial Sale
4681295
Active

222 Route 108 Highway **Unit/Lot #:**
Somersworth **NH 03878**

Price - List **\$795,000**
Price - Closed
Date - Closed



Year Built 1978
SqFt-Total Building 4,500
SqFt-Total Source
SqFt-Total Available
SqFt-Apx Building Source
Zoning C I
Road Frontage Yes
Road Frontage Length 530
Flood Zone No
Lot Size Acres 2.290000
Traffic Count 30,000
Loss Factor Percentage
Vacancy Factor
Days On Market 12

Taxes TBD N
Gross Taxes/Year \$25,700.00/
Gross Income
Operating Expense
Net Income
Operating Expense Includes
Expenses - CAM
Expenses - Taxes
Expense - Utility
Expenses - Insurance
Expenses - Management

Sub Property Type Business, Development,
 Investment, Retail

Sub Prop Type Use

Directions Spaulding Turnpike to Exit 9. Take Route 108 Northly, property is on the westerly side of Route 108, 2 miles North of Weeks Crossing

This is a an Investment opportunity in Leased Commercial property as well as Development Potential on an under utilized part of the 2.29 acre site.

STRUCTURE

Building # **Units Per Building** 4 **Total Stories** 1
Divisible SqFt Min/Max / **Basement/Access Type** No /
Foundation Concrete **Basement Description**
Roof Shingle - Architectural **Construction** Wood Frame
Exterior Vinyl Siding
Total Drive-in Doors **Door Height**
Total Loading Docks **Dock Height** **Dock Levelers**
Ceiling Height **Total Elevators**

LEVEL TYPE DESCRIPTION

- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8

UTILITIES

Heating Hot Air **Services**
Heat Fuel Gas - Natural
Gas - Natural Available Y **Management Co/Phone** /
Cooling **Fuel Company**
Water Public **Phone Company**
Sewer Public Sewer On-Site **Cable Company**
Electric 200 Amp, Circuit Breaker(s) **Electric Company**

LOT / LOCATION

County	NH-Strafford	Submarket	
Water Body Access		Project Building Name	Big Dipper
Water Body Type		ROW-Parcel Access	
Water Body Name		ROW-Length/Width	/
Water Frontage Lngth		ROW to other Parcel	
Water Restrictions		Surveyed/By	Yes /Tri-Tech
Lot Desc	Level	Area Desc	

FEATURES

Air Conditioning %		Sprinkler	
Railroad Avail/Provider	/	Signage	Some
Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2686 / 998
Map	61	Block	0	Lot	11
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$776,700 / 2017	Assments - Special		Current Use	
Tax Class		Tax Rate		Land Gains	

DISCLOSURES

Listing Service	Full Service	Sale Includes	Additional Buildings, Land/Building, Land/Building/Business, Outbuilding
Comp Only/Type	No /	Items Excluded	
Seasonal	No	Negotiable	
Investment Info		Foreclsd/BankOwnd/REO	No
Covenants	No	Financing	
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auctn Price Determd By	
Delayed Showing/Begin Date	N /	Auction Info	

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