

# 63 Route 101A, Unit 1, Amherst, NH 03031



*Berkshire Hathaway Verani Commercial Division is pleased to announce the availability of commercial space at 63 Route 101A, Unit 1 in Amherst, New Hampshire. This 1,932+/- SF existing and operating restaurant unit offers a large indoor seating area with bar as well as 20 outside dining spaces. All equipment and furniture included in lease. Huge parking area and highly visible signage at this property located at the intersection of Route 3A and Lowell Road.*

## ~For Lease~

- 1,932 +/- SF operating restaurant unit
- 50 indoor seating area with bar
- 20 Outside spaces
- All furniture and equipment included
- 420 +/- SF attached double garage can be added-pricing & details to be determined
- Great location on busy Route 101A
- Large parking area
- Highly visible signage

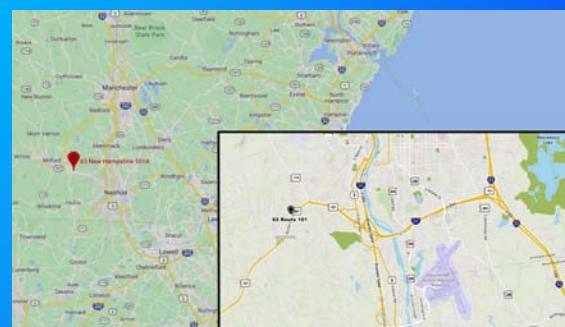
**\$3,600 per month  
modified gross**



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Main Corporate Office: 603-845-2500



**BERKSHIRE HATHAWAY**  
Verani Realty  
Commercial



General Unit Information

\*Unit #:1 (Front restaurant unit)63 Route 101A, Amherst NH 03031

Full description individual unit: Amherst, NH - Existing and operating restaurant for lease. The lease includes restaurant, 1,932 +/- SF, with capacity of 81 including 20 in outside dining area. Bar area is also within the space. All equipment and furniture (except POS) is included in the lease, including hood, stove(s), etc. Potential for no down time in business operations. Additional 420 SF attached double garage can be added to the space, if desired (price and details to be determined). Plenty of parking in attached parking lot. Superb visibility / signage from Route 101A, too.

\* Unit Pricing: \$3,600 per month plus utilities (Modified Gross)

Site Data

\* Unit size: 1,932 +/- SF

v\* Unit located on floor: First

v Number of Bathrooms within unit or utilized by unit: 2: Currently: one each of men's and woman's restroom.  
Included in unit: Furniture: With some exclusions, the restaurant furniture is included. Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Other: Triple Wok, Deep fryer, Stove, Oven, 14' hood, hood fire protection system, Freezer, Prep table, Walk-in cooler, 3 bay sink, various other sinks, and most restaurant equipment. Inventory, servingwear, dishware, silverware, etc. to be determined.

v\* Parking spaces for unit: Approximately 28

\* Number of docks: \_\_\_\_\_ Door height: \_\_\_\_\_ NA

\* Number of drive-in doors: \_\_\_\_\_ Door height: \_\_\_\_\_ NA

\* Communications network: (DSL, cable, phone line only, etc.) High-Speed is assumed. Tenant/Buyer to verify with their preferred provider.

Signage: Signage on building and possibly on street signage.

v Floors (Carpeted, concrete, tile, etc.) Some carpet, some vinyl/tile

v\* Ceiling height: \_\_\_\_\_ Varied

\* Heat source (Fuel)/Heat Type: Natural Gas / Forced hot water via baseboard with additional mini split system with A/C \_\_\_\_\_

Air conditioning Source/Type: Mini split system

\* Handicapped access: \_\_\_\_\_

Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

v Sprinklers: Wet Dry None: X

\* Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features:

Stated: 50 seats plus 20 outside seating

Point of Sale system (POS) is NOT included with the lease.

Hood to be professionally cleaned two times per year.

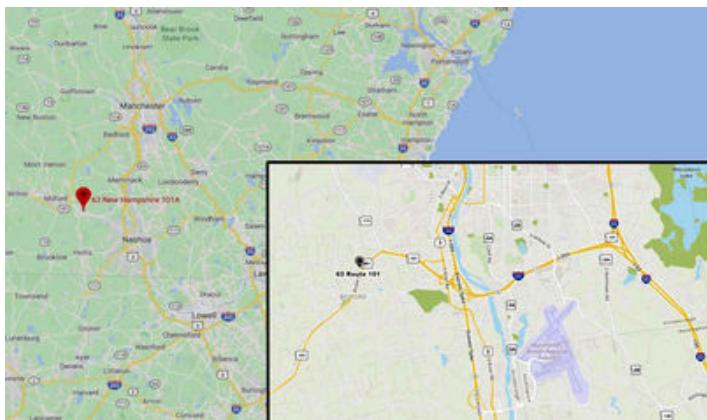
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**Large Parking Area**



**Located directly  
on Route 101A**

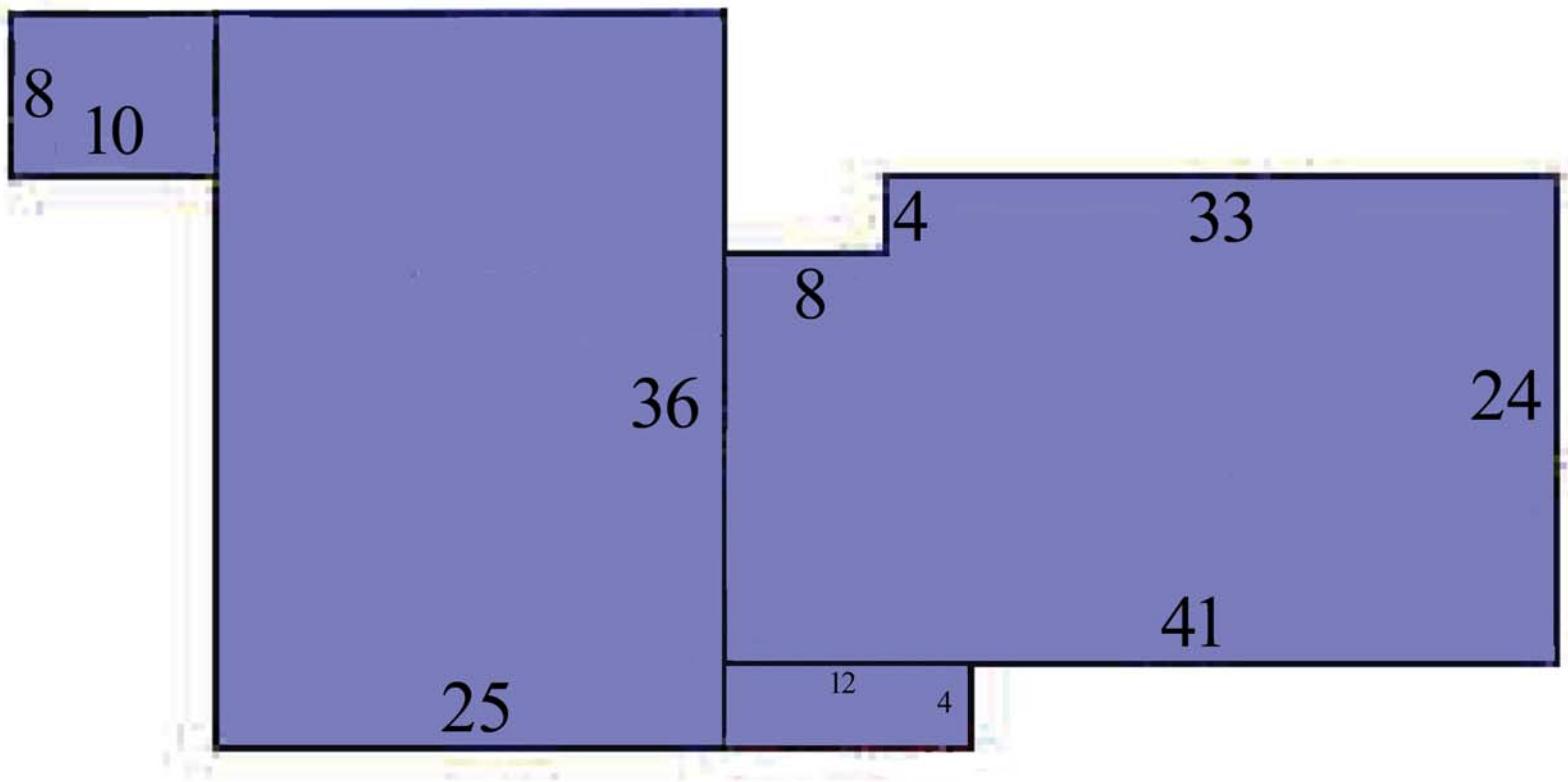


# Exterior



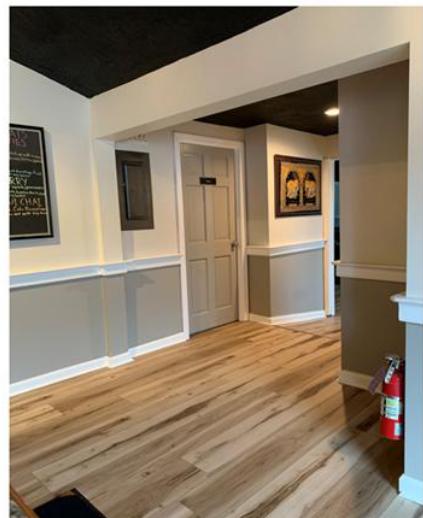
# Unit 1 - 63 Route 101A

## Amherst, NH



General exterior dimensions  
provided by Town of  
Amherst

# Unit 1 Interior



# Kitchen Equipment







# Kitchen Equipment

# Electrical Panels





## State of New Hampshire Liquor Commission

SOOKSAWAT INC  
CHIANGMAI THAI RESTAURANT  
63 ROUTE 101A  
AMHERST NH 03031



RESTAURANT	ON-PREMISES BEVERAGE/WINE/LIQUOR
License No. <b>319803</b>	Effective Date: <b>12/01/2019</b> Expires: <b>11/30/2020</b>
MAIN SEATS: 50	OUTSIDE SEATS: 20
This license is issued and is subject to the conditions prescribed in Title XIII of the revised statutes annotated and regulations enacted by the commission thereunder. This license is effective for the period specified above unless sooner revoked and is not transferable.	
State Liquor Commission	
Joseph W. Mollica, Chairman	Nicole Brassard Jordan, Dep Commissioner
This document and any addendum must be conspicuously displayed on the described premises.	
AUDIT NO. 831404	

STATE OF NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION <b>MEALS &amp; RENTALS TAX</b> P.O. Box 454 Concord, New Hampshire 03302-0454		OPERATOR'S LICENSE
LICENSE NO. <b>056918</b>	LOCATION: <b>63 RTE 101 A</b>	
Date Issued: <b>07/01/19</b>	Date Reprinted: <b>AMHERST</b>	LINDSEY M. STEPP COMMISSIONER
This license issued by authority of, RSA 78-A:4		
This license will expire on June 30, <b>2021</b>		
CHIANG MAI THAI RESTAURANT VORAYUTH DANAIISAWADI 63 ROUTE 101A AMHERST NH 03031		

New Hampshire Department of Health and Human Services  
FOOD PROTECTION SECTION  
29 Hazen Drive  
Concord, NH 03301-6503  
603-271-4589

**Food Service License**

This certificate of license has been issued to  
SOOKSAWAT INC,  
known as  
CHIANGMAI THAI RESTAURANT

located at  
63 RTE 101A in AMHERST in the state of NH  
Under provisions of Chapter 143-A, New Hampshire revised statutes annotated.  
This license will be in force to August 31, 2020

Establishment Type: 16C3 Food establishment 25-99 seats  
Seating: 55  
Facility ID: FA0000886

Colleen Smith, Administrator  
Food Protection Section  
Bureau of Public Health Protection

LICENSE SHALL BE POSTED IN PUBLIC VIEW AT ALL TIMES - THIS LICENSE IS NON-TRANSFERABLE

**AMHERST FIRE RESCUE  
OFFICE OF FIRE PREVENTION**

**PLACE OF ASSEMBLY PERMIT**

IT APPEARING THAT THE NECESSARY SAFEGUARDS FOR THE SAFETY OF LIFE ARE PROVIDED ON THE WITHIN DESCRIBED PREMISES IN ACCORDANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 155. THIS IS TO CERTIFY THAT **Vorayuth Danaisawadi**, OWNER OR OPERATOR OF THE PLACE OF ASSEMBLY KNOWN AS **Chiangmai Thai Restaurant**, LOCATED AT **63 Route 101A**, IS PERMITTED TO OPERATE SAID PREMISES IN ACCORDANCE WITH THE PROVISIONS OF SUCH LAW FOR THE PERIOD OF ONE YEAR FROM THE DATE UNLESS SOONER REVOKED.

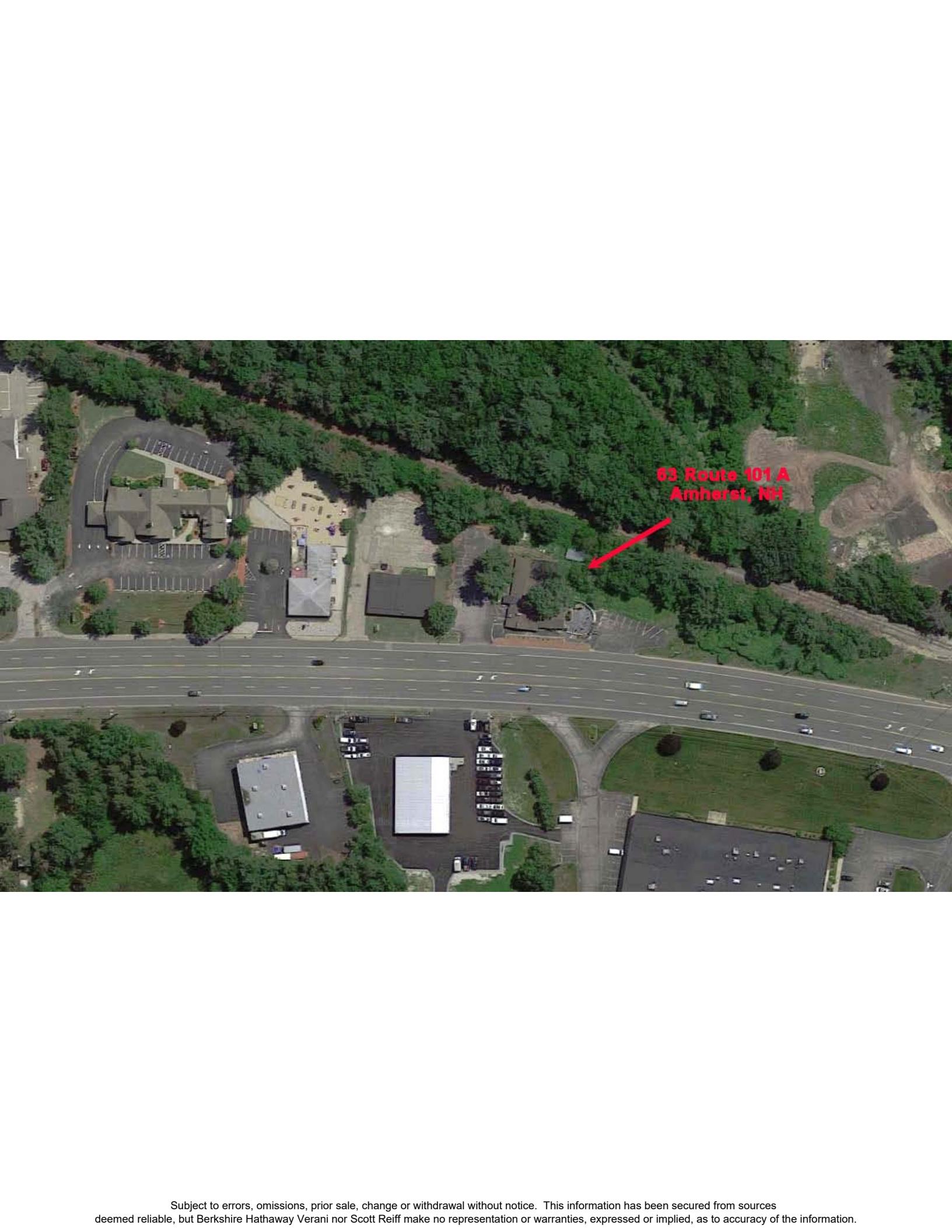
**AUTHORIZED CAPACITY IN PERSONS:** 81

**RESTRICTIONS:**  
Main Dining Area 50  
Entry Waiting Area 11  
Outside Patio Area 20  
Fire Pit Not Permitted

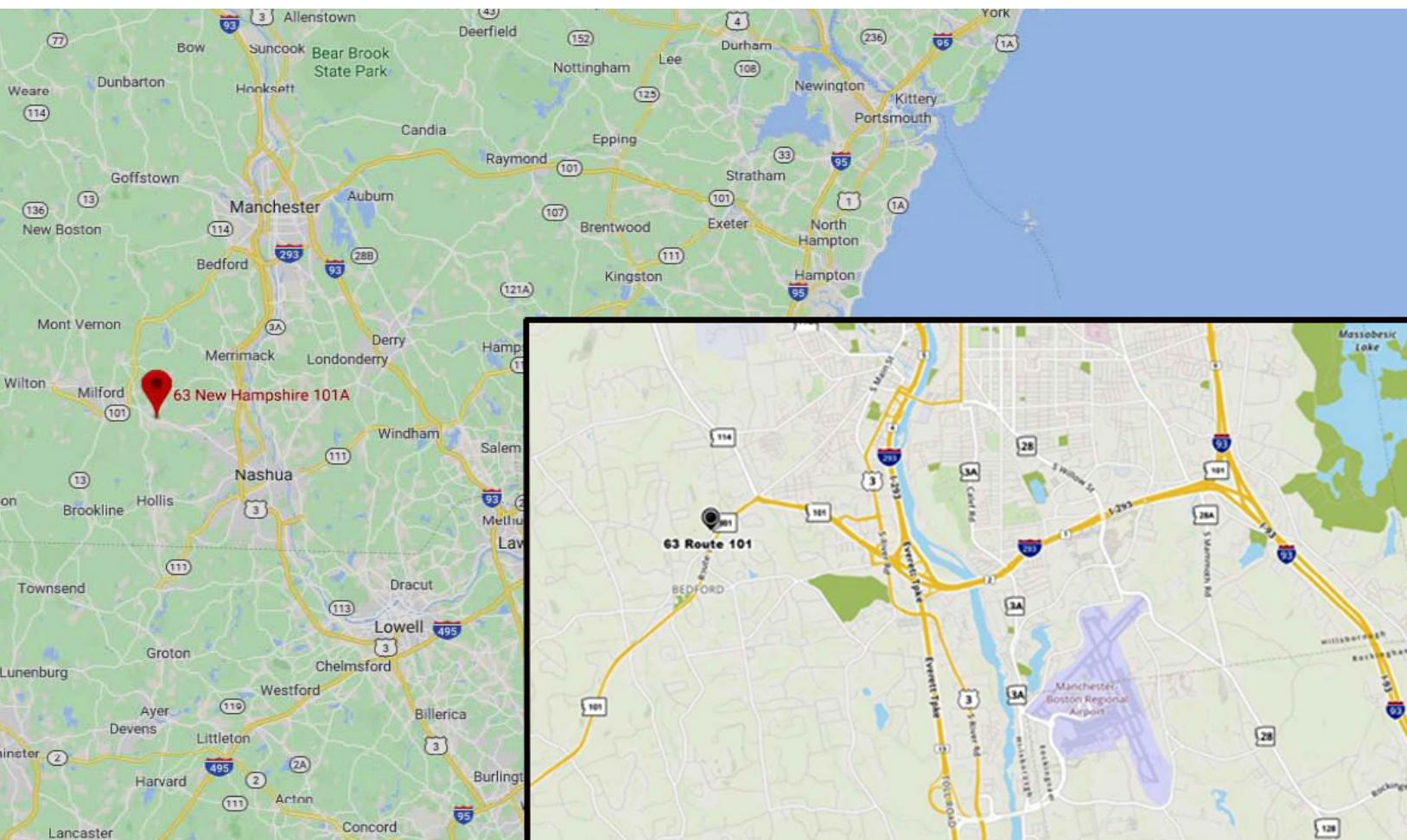
**ISSUED:** November 7, 2016

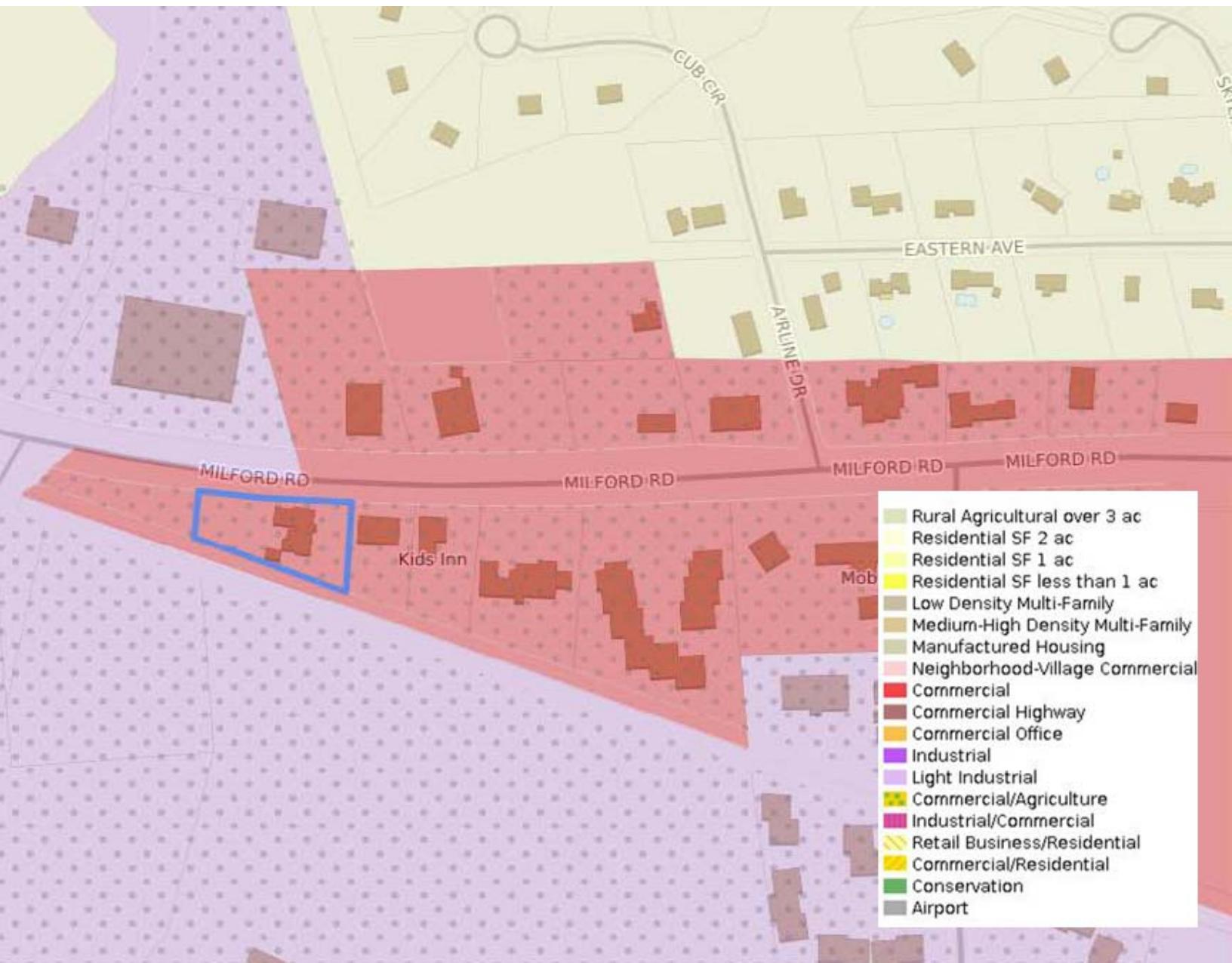
**EXPIRES:** November 7, 2017

Fire Inspector



63 Route 101 A  
Amherst, NH





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