

**Commercial Sale**  
**4708248**  
**Active**

**38 Milton Road Highway**  
**Rochester NH 03867**

**Unit/Lot #:**

**Price - List \$425,000**  
**Price - Closed**  
**Date - Closed**



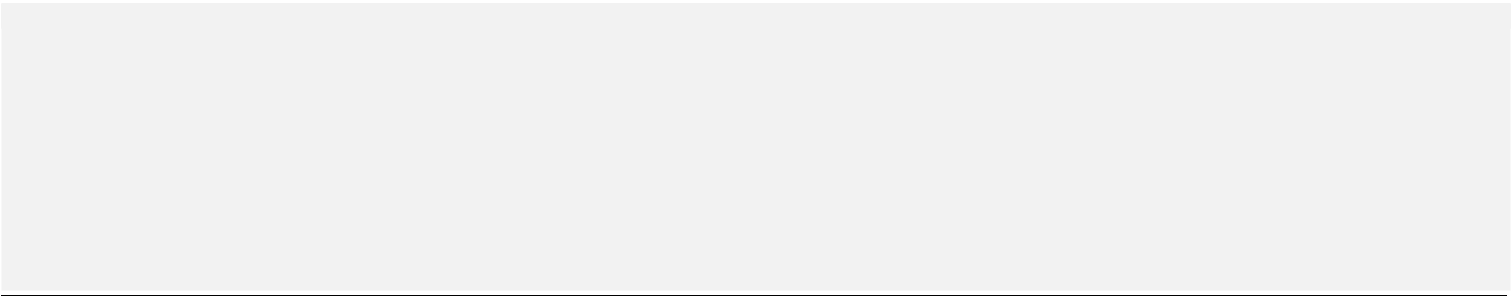
**Year Built** 1978  
**SqFt-Total Building** 7,114  
**SqFt-Total Source**  
**SqFt-Total Available**  
**SqFt-Apx Building Source**  
**Zoning** Highway Commercial  
**Road Frontage** Yes  
**Road Frontage Length**  
**Flood Zone** No  
**Lot Size Acres** 6.000000  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**  
**Days On Market** 3

**Taxes TBD** N  
**Gross Taxes/Year** \$12,480.00/  
**Gross Income**  
**Operating Expense**  
**Net Income**  
**Operating Expense Includes**  
**Expenses - CAM**  
**Expenses - Taxes**  
**Expense - Utility**  
**Expenses - Insurance**  
**Expenses - Management**

**Sub Property Type** Business, Industrial, Other, Retail

**Sub Prop Type Use** Amusement/Recreation, Church, Distribution Facility, Light

**Directions** Spaulding Turnpike, Exit 16 to Route 125 South, 38 Milton Road



**STRUCTURE**

**Building #** / **Units Per Building** / **Total Stories** 1  
**Divisible SqFt Min/Max** / **Basement/Access Type** No /  
**Foundation** Slab - Concrete **Basement Description**  
**Roof** Shingle - Asphalt **Construction**  
**Exterior** Block  
**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** **Services**  
**Heat Fuel**  
**Gas - Natural Available** **Management Co/Phone** /  
**Cooling** **Fuel Company**  
**Water** Public **Phone Company**  
**Sewer** 1500+ Gallon, Leach Field - Existing, On-Site Septic Exists, **Cable Company**  
**Electric** 200 Amp, 220 Volt, 3 Phase **Electric Company**

**LOT / LOCATION**

<b>County</b>	NH-Strafford	<b>Submarket</b>	
<b>Water Body Access</b>		<b>Project Building Name</b>	
<b>Water Body Type</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Name</b>		<b>ROW-Length/Width</b>	/
<b>Water Frontage Lngth</b>		<b>ROW to other Parcel</b>	
<b>Water Restrictions</b>		<b>Surveyed/By</b>	/
<b>Lot Desc</b>		<b>Area Desc</b>	

**FEATURES**

<b>Air Conditioning %</b>		<b>Sprinkler</b>	
<b>Railroad Avail/Provider</b>	/	<b>Signage</b>	
<b>Green Verification Progrm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

**PUBLIC RECORDS**

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1432 / 514
<b>Map</b>	215	<b>Block</b>	0	<b>Lot</b>	21
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>		<b>Land Gains</b>	

**DISCLOSURES**

<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	Land/Building
<b>Comp Only/Type</b>	No /	<b>Items Excluded</b>	
<b>Seasonal</b>	No	<b>Negotiable</b>	
<b>Investment Info</b>		<b>Foreclsd/BankOwnd/REO</b>	No
<b>Covenants</b>		<b>Financing</b>	
<b>Auction</b>			
<b>Auctioneer - Responsible</b>			
<b>Auctioneer License #</b>		<b>Auction Date/Time</b>	/
<b>Delayed Showing/Begin Date</b>	N /	<b>Auctn Price Determnd By</b>	
		<b>Auction Info</b>	

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