

±6,000 SQ. FT. | PRIME RETAIL OPPORTUNITY AT MASSABESIC TRAFFIC CIRCLE

2188 CANDIA RD, MANCHESTER, NH



FOR SALE | \$895,000

BERKSHIRE HATHAWAY | VERANI REALTY
HOMESERVICES

One Verani Way
Londonderry, NH 03053
o. 603-845-2500
www.veranicommercial.com

 COMMERCIAL DIVISION™



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OFFERING SUMMARY



Unlock the potential of this exceptional 6,000 SF commercial retail building, perfectly situated at the bustling Massabesic Traffic Circle in Manchester, NH. With excellent visibility at this heavily traveled circle, this location is ideal for attracting a steady flow of customers. The property offers convenient access to major highways and the 28 bypass, making it easily accessible for shoppers and clients alike. Its versatile zoning allows for a wide range of uses, providing flexibility for your business needs. The Lake Massabesic Overlay District does apply to this property location which restricts some uses otherwise permitted in B-2. Additionally, there's potential to expand parking in the back, enhancing the property's functionality and appeal. Whether you're looking to establish a new retail space, office, or service business, this location is a fantastic opportunity for growth and success.

ASKING PRICE:	\$895,000
UNIT SIZE:	6,000 +/-sf
YEAR BUILT:	1965
ZONING:	Lake Overlay Dist.
# UNITS:	1



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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AERIAL MAP



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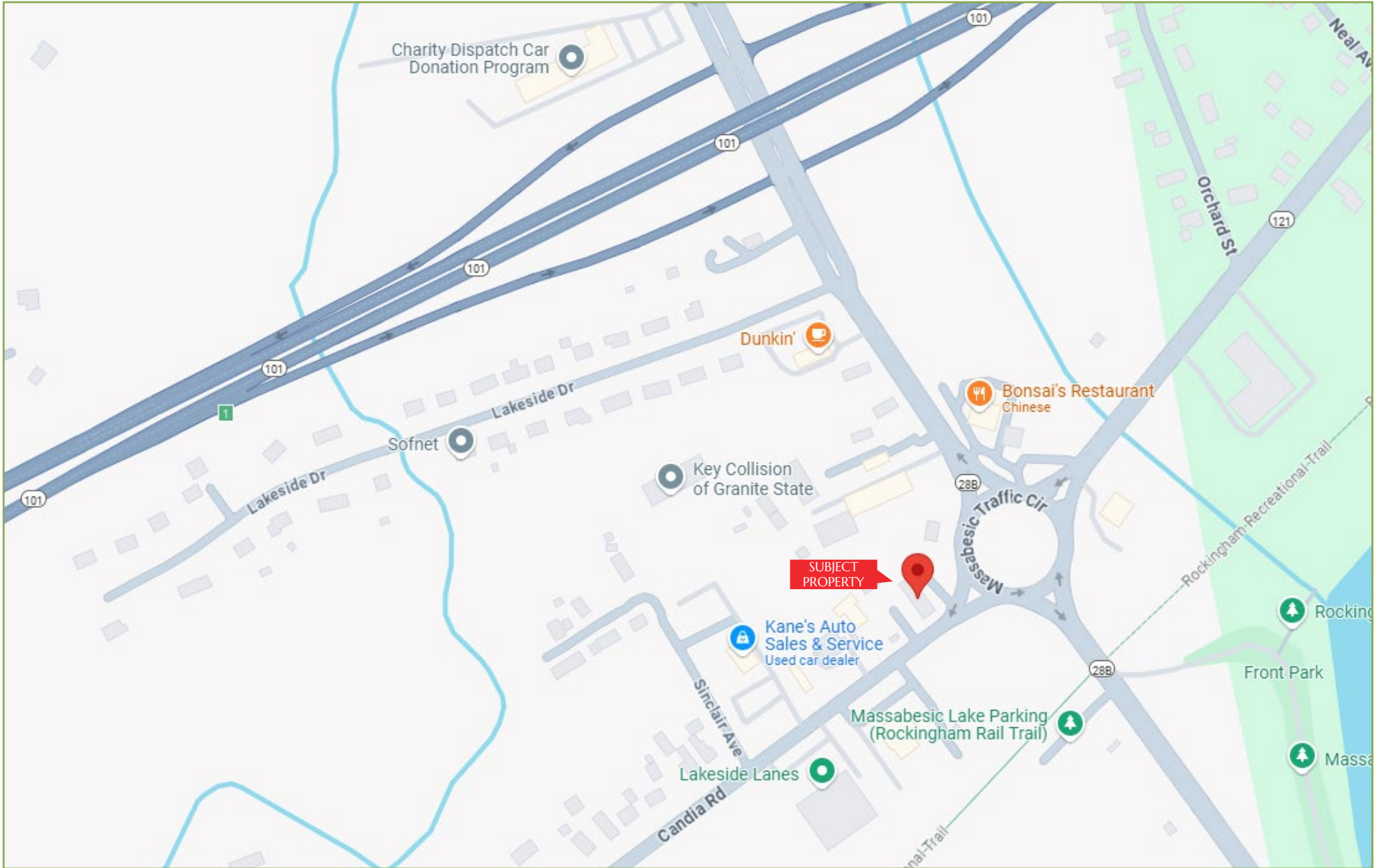


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STREET MAP



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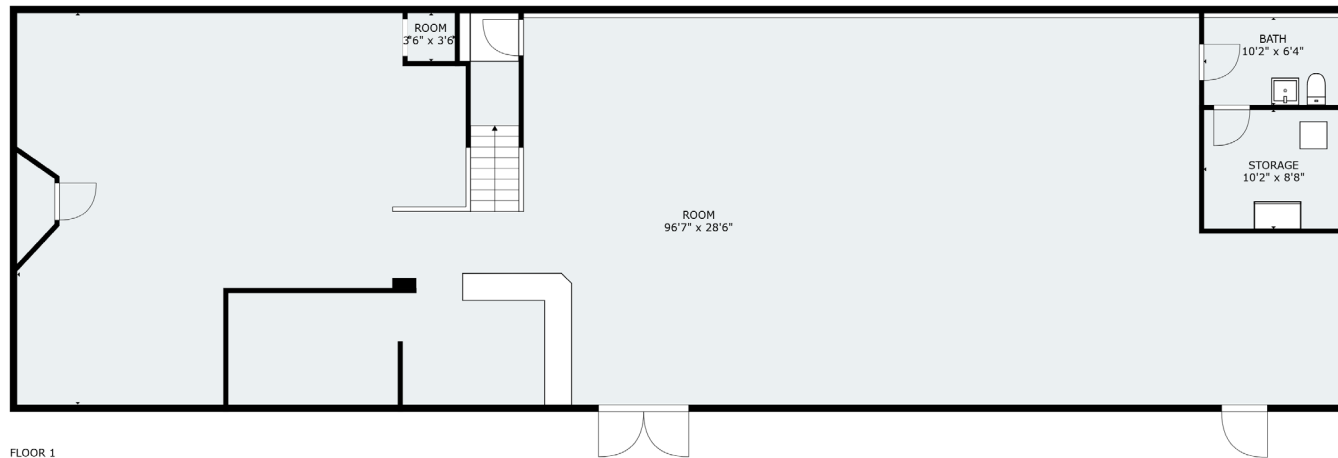
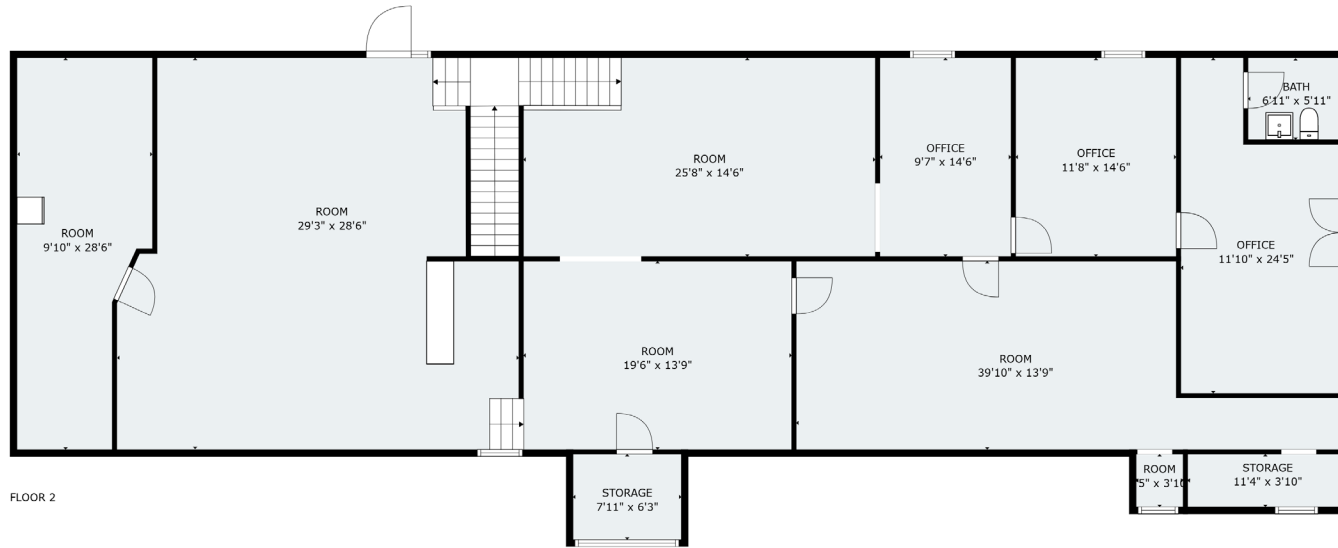


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FLOOR PLAN



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



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ZONING - B2 GENERAL BUSINESS

Section 7.11 Lake Massabesic Protection Overlay District

A. Authority for the Lake Massabesic Protection Overlay District

The Lake Massabesic Protection Overlay District is adopted pursuant to Section 1.03, Authority, of this Ordinance, and in accordance with the provisions of RSA 674:21, Innovative Land use Controls.

B. Establishment of the Lake Massabesic Protection Overlay District

The Lake Massabesic Protection Overlay District includes the entire Lake Massabesic watershed located in Manchester. This area is called out to avoid impacts that may affect the drinking water supply over the long term, addressing such issues as stormwater contamination, imperviousness, steep slope disturbance and other land use activities that could potentially be a nonpoint source water quality issue or diminish surface water recharge. EPA Phase II Stormwater Regulation criteria applies to all development creating disturbance to land in the Lake Massabesic Protection Zone.

C. Prohibitions within the Lake Massabesic Protection Overlay District

1. Regardless of the underlying zone, the following land uses, as listed in Article 5.10 Table of Principal Uses and Table 5.11 Table of Accessory Uses are deemed incompatible with the intent of and prohibited in the Lake Massabesic Protection Overlay District:

Use No.	Use	Critical
E.1	Taxi, bus, rail terminal	X
I.1	Sales or rental of motor vehicles	X
I.2	Sales, rental, repair of boats, etc.	X

I.3	Sales, rental, repair of heavy equipment	X
I.4	Automotive repair	X
I.5	Automotive service station	X
I.6	Carwashes and car care centers	X
M.2	Accessory outside storage for industrial or commercial use	X
M.3	Accessory manufacturing use	X

2. In addition, the following restrictions and/or prohibitions of land uses apply within 50 feet of waterways or wetlands in the Lake Massabesic Protection Overlay District: No impervious surfaces (driveways, parking lots, roads, etc.). The exceptions from this restriction include residential lots of 12,500 square feet or less and commercial/industrial lots of less than one acre in the B-2 Zoning District.

D. Additional Restrictive Policies Pertaining to the Lake Massabesic

Protection Overlay District In addition to the restrictions listed in this LMPOD, the District is also subject to criteria and guidelines contained in the following documents on file in the City:

- City Stormwater Ordinance (and any subsequent revisions) – Highway Dept.
- City Stormwater Rules and Regulations (and any subsequent revisions) – Highway Dept.
- Subdivision and Site Plan Regulations (and any subsequent revisions) – Planning and Community Development Department.



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