



For Sale

NNN Retail Investment

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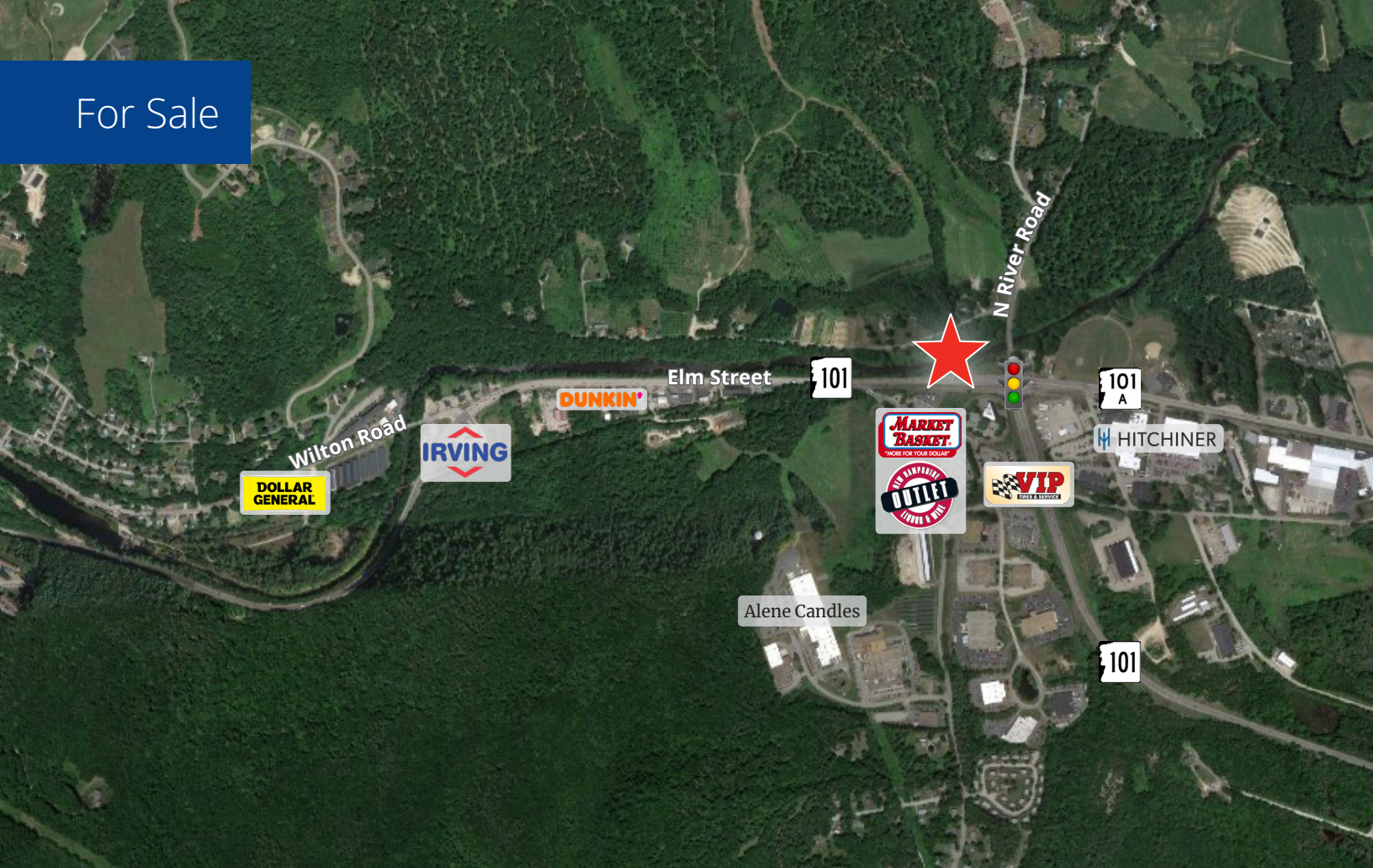
653 Elm Street Milford, NH

Property Highlights

- Fully leased 1,886± SF restaurant building located near a prominent intersection on heavily trafficked Route 101 in Milford, NH
- Low maintenance investment property with a solid tenant, Zizza Pizza, which has 6.5± years left on a 10-year lease with a 16% rental rate increase at the end of 2025
- Large pylon signage and ample on-site parking
- Recent upgrades include new plumbing, electrical, roof, and HVAC
- Tenant is responsible for all expenses including utilities, taxes, insurance, plowing, landscaping, and more
- Surrounding retailers include Market Basket, NH Liquor & Wine Outlet, Dunkin', Dollar General, and more

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Specifications

Address:	653 Elm Street
Location:	Milford, NH 03055
Building Type:	Retail
Year Built:	1950
Year Renovated:	2022
Total Building SF:	1,886±
Floors:	1
Acreage:	0.76±
Road Frontage:	200'± on Elm Street
2023 Traffic Count:	21,339± AADT per NHDOT
Utilities:	Municipal water & sewer Oil
Zoning:	ICI
Parking:	18± on-site spaces
2024 Taxes:	\$7,945.72
List Price:	\$575,000



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