

Property Package FOR SALE

PREMIERE PROPERTIES, INC.



4 Western Ave, Henniker, NH



13 Maple Street, Henniker, NH

\$1,125,000

**4 Western Ave
Henniker, NH**

LOCATION: Downtown Henniker, corner lot of Western Ave
and Maple Street

LOT: 0.25 +/- acres, two driveway curb cuts

ZONING: Commercial

PARKING: 11 Spaces

BUILDING: 1865 Sq. Ft.

TENANT: Citizens Bank

TERM: 2-1-2024 through 1-31-2028

OPTIONS: Two 3-year options

LEASE TYPE: Triple Net – NNN

DEED: BK 1777 – PG 1106

PRICE: \$650,000 (To be sold additionally with
13 Maple St)

**13 Maple Street
Henniker, NH**

LOCATION: Downtown Henniker, NH, Abuts Citizens Bank

LOT: 0.26+/- acres. Shared driveway with Citizens Bank

PARKING: 4-5 spaces on site

BUILDING: 2 units, residential
Wood structure Colonial
Year built approximately 1860

HEAT: Oil, FHW, Landlord pays

**WATER/
SEWER:** Municipal, Landlord pays

ELECTRIC: Two meters, Tenants pay

UNIT A: 3 BD – 1 Bath
Townhouse style

UNIT B: 2 BD – 1 Bath, 1st Floor
2nd floor expansion possible

DEED: BK 2565 / PG 1822

PRICE: \$475, 000 (To be sold additionally
with 4 Western Ave)

4 Western Avenue, Henniker, NH

Citizens Bank has been a Tenant in this location for 40+/- years. The current lease runs through 1-31-2028 with 2% yearly increases. The lease is triple net (NNN).

13 Maple Street, Henniker

This property is a duplex and abuts the bank. The properties currently share a driveway off Western Ave.

Unit A is a 3-Bd, 1 Bath Townhouse unit. The lease expires 6-30-2025. The rent is \$1850/mo. and includes heat.

Unit B is a 2-Bd, 1 Bath heated located all on the first floor. The lease expires 10-30-2025. The rent is \$1850/mo. and includes heat. This unit has an unfinished 2nd floor that could possibly add more bedroom space.

Both units have a washer/dryer hookup.

Income & Expenses

4 Western Ave (Bank)	2-1-2025	\$61,200
13 Maple St		\$44,200
Gross Income		\$105,600
Less vacancy 3%		<u>-3,168</u>
Effective Gross		\$102,432
Expenses:		
R.E. Tax	7,795	
Insurance	2,000	
Oil	3,531	
Water/Sewer	1,042	
Landscape/Plow	2,500	
Reserve	2,500	
Total Expenses		<u>\$19,368</u>
NOI		\$83,064

PREMIERE PROPERTIES, INC.

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