

THOMAS N. PATENAUE
2012 IRREVOCABLE TRUST
& KATHLEEN A. GOSS
REVOCABLE TRUST
TAX MAP 1 LOT 99
DEED BK. 3389 PG. 130
& BK. 2572 PG. 1062

WAYNE PATENAUE
TAX MAP 1 LOT 98
DEED BK. 3389 PG. 130
& BK. 2572 PG. 1062

LINE	BEARING	DISTANCE
1	N 11° 15' 00" E	100.00
2	N 88° 45' 00" W	100.00
3	S 88° 45' 00" W	100.00
4	S 11° 15' 00" E	100.00
5	N 11° 15' 00" E	100.00
6	N 88° 45' 00" W	100.00
7	S 88° 45' 00" W	100.00
8	S 11° 15' 00" E	100.00
9	N 11° 15' 00" E	100.00
10	N 88° 45' 00" W	100.00
11	S 88° 45' 00" W	100.00
12	S 11° 15' 00" E	100.00
13	N 11° 15' 00" E	100.00



For Sale

Commercial/ Residential Land

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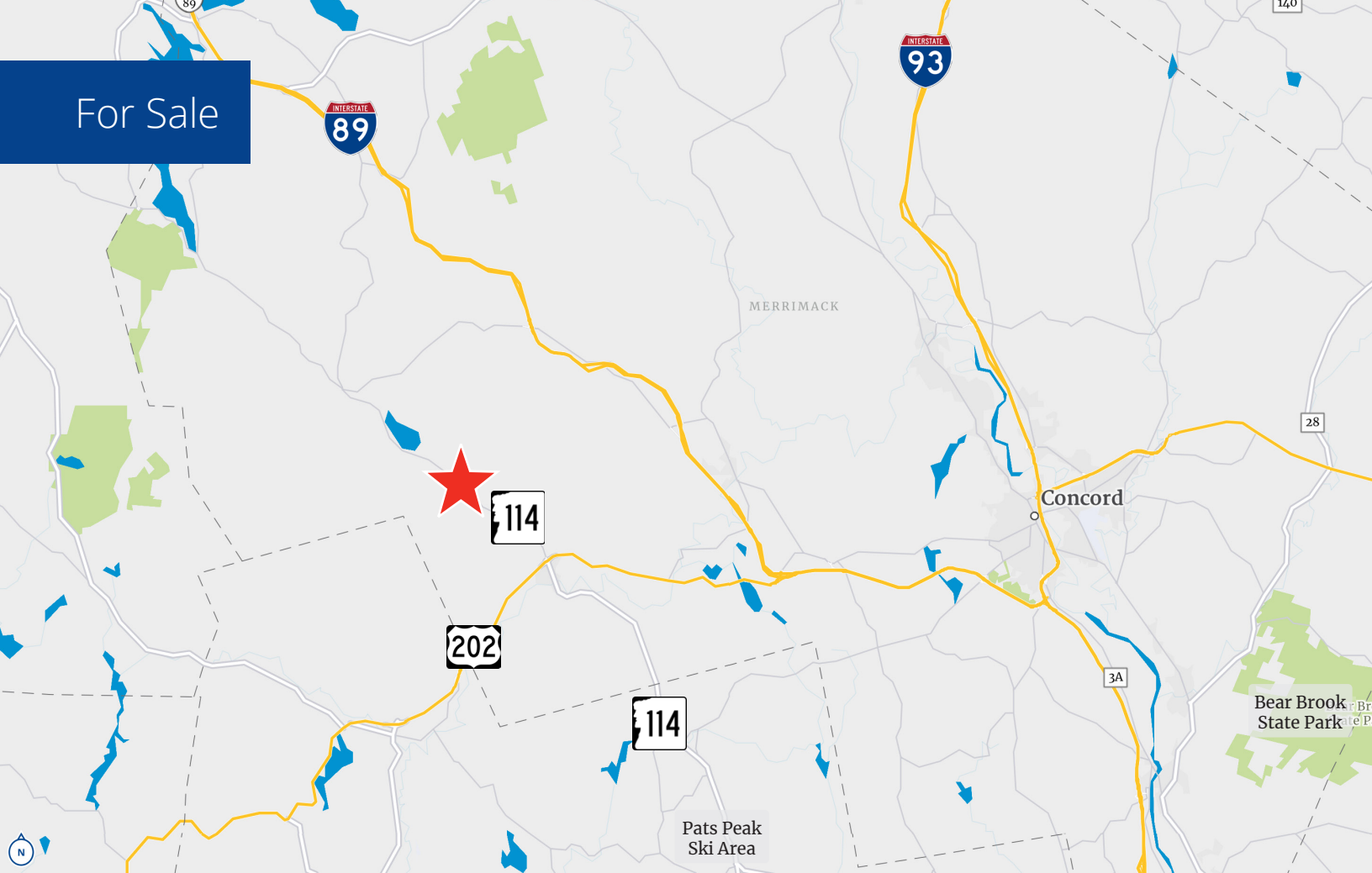
Bradford Road Henniker, NH

Property Highlights

- 127± acres available for sale on Bradford Road/Route 114 in Henniker, NH
- Large parcel can be subdivided
- Medium Commercial zone allows for many uses, either by right or with a conditional use permit (CUP), including but not limited to commercial/light industrial, recreational, retail, agriculture, automotive service station, single family dwellings, 2-family dwellings, house of worship, school, and more
- Located on Route 114 and in close proximity to Route 202, I-89, and I-93

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Sale



Specifications

Address:	Bradford Road
Location:	Henniker, NH 03242
Acreage:	127.0±
Road Frontage:	3,700'± on Bradford Road/Route 114
Traffic Count:	3,768± AADT per NHDOT 2020
Utilities:	Private well & septic
Zoning:	Medium Commercial (CM)
2021 Taxes*:	\$100.00
List Price:	\$2,499,000 \$1,750,000

*Property is enrolled in current use.

Demographics

	3 miles	5 miles	10 miles
 Population	4,434	8,064	31,189
 # of Households	1,644	3,045	12,160
 Average HH Income	\$94,858	\$99,460	\$103,294

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2021.

Contact us:

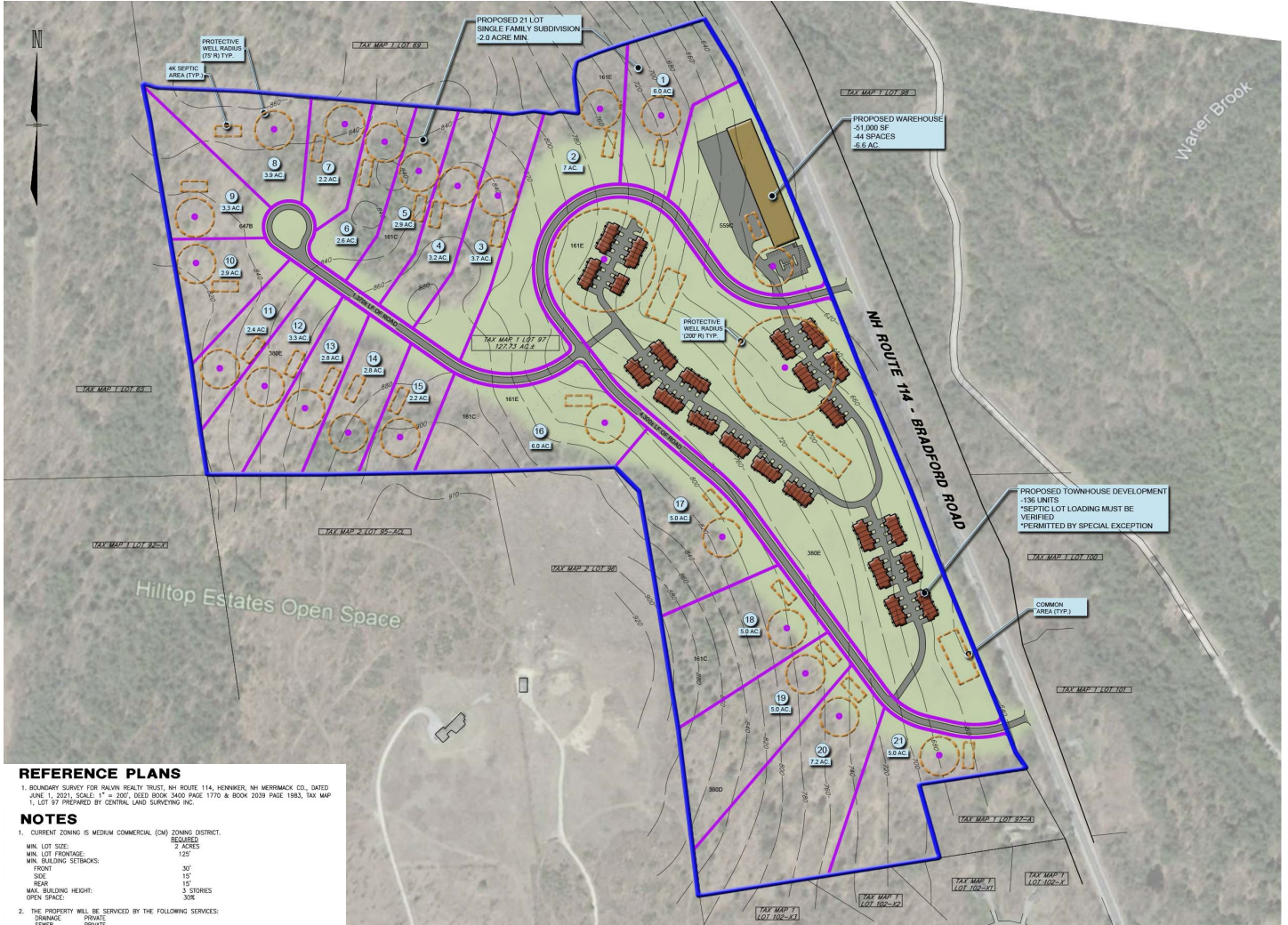
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Concept Plan



REFERENCE PLANS

1. BOUNDARY SURVEY FOR RALVIN REALTY TRUST, NH ROUTE 114, HENNIKER, NH METSBACK CO., DATED JUNE 1, 2021, SCALE 1" = 200'. DEED BOOK 3400 PAGE 1770 & BOOK 2939 PAGE 1983. TAX MAP 1, LOT 97 PREPARED BY CENTRAL LAND SURVEYING INC.

NOTES

- CURRENT ZONING IS MEDIUM COMMERCIAL (CM) ZONING DISTRICT. REQUIRED: MIN. LOT SIZE: 2 ACRES; MIN. LOT FRONTAGE: 120'; MIN. BUILDING SETBACKS: FRONT 30', SIDE 15', REAR 15'; MAX. BUILDING HEIGHT: 3 STORES; OPEN SPACE: 30%.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES: DRAINAGE: PRIVATE; SEWER: PRIVATE; WATER: WELL; GAS: PRIVATE; ELECTRIC: DIVERSOURCE; TELEPHONE: TDS; TELECOM; CABLE: COMCAST.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
- TOPOGRAPHY WAS GENERATED FROM GS INFORMATION.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIS SITE AT 1-888-344-2333.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.

TAX MAP 1 LOT 97
CONCEPTUAL SITE PLAN "B"
 255 BRADFORD ROAD - NH RTE 114
 HENNIKER, NH
 OWNED BY
RALVIN REALTY TRUST

SCALE: 1"=200' SEPTEMBER 23, 2022

	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	

1	-----	DR	MK	FB	---	CONCEPT B
2	---	CK	---	CDAPLE	---	BUS. DEVEL.

*Not to scale