# 24 +/- AC - RT 11 FRONTAGE FOR SALE

FARMINGTON, NH

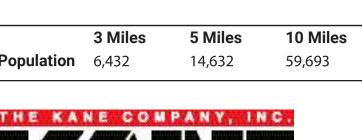


# **ROUTE 11 (SOUTHBOUND)** FARMINGTON, NH

24+/- acres of undeveloped land ready for development. Site is in a prime location between Walmart and Rite-Aid with 2,517+/- feet of frontage on Route 11, the road to Lake Winnipesaukee and the White Mountains.

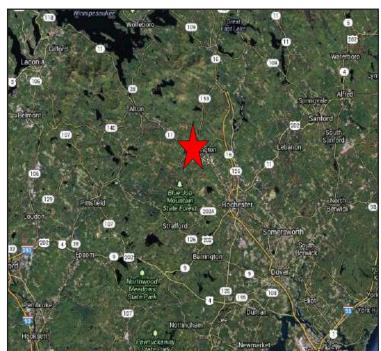
**ASKING PRICE: \$550,000** 

	3 Miles	5 Miles	10 Miles
Population	6,432	14,632	59,693



# COMMERCIAL-INDUSTRIAL-REAL ESTATE

603.430.4000 netkane.com



## **CONTACT:**

Jean Kane, Broker 603-430-4000 603-559-9622 jean@kane.co

# **PROPERTY SPECIFICATIONS**

#### SITE INFORMATION

LOCATION ROUTE 11, (SOUTHBOUND) FARMINGTON

FRONTAGE 2,517 +/TOWN MAP R46, 3-1

ZONING COMMERCIAL BUSINESS

ALLOWED USES HOTEL/MOTEL, OFFICE, HEALTH SERVICE FACILITIES, RESTAURANT, GROCERY

SITE (IN ACRES) 24.5 +/-

N.B. ROW TO CELL TOWER ON ABUTTING PROPERTY

SITE PLAN AVAILABLE YES
VISIBILITY HIGH

#### **TRANSPORTATION**

NEAREST STATE HWY SPAULDING TURNPIKE, 5 MILES

NEAREST INTERSTATE HWY I-95, 20 MILES

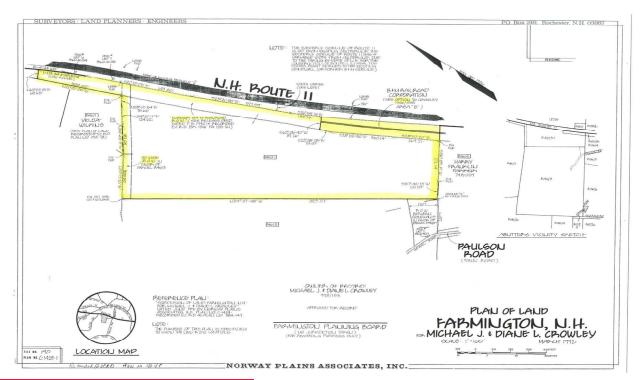
NEAREST EXIT EXIT 15, SPAULDING TURNPIKE

PRIMARY ACCESS ROAD ROUTE 11
VEHICLES PER DAY 10,000

### **FINANCIAL**

TAXES \$180 PER YEAR

ASSESSED \$5,575 CURRENT USE



# **CONTACT:**

Call Jean Kane - 603-430-4000 jean@netkane.com

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