



**Map D Lot 72, Brookline, NH (Route 13)**

**Acres:** 12.075

**Zoned:** Commercial Partial, Residential/Agricultural Partial

**Potential Uses:** As-is (single metal building + Land), Housing for Older Person Development, Subdivide into multiple commercial lots, Multi-Family Housing, Retail space, Workforce Housing. These are some of the possibilities, check with your land consultant for other potential uses.

**Price:** \$2,300,000.00

This property is extremely versatile with its development potential. The property is situated on Route 13 in Brookline, NH with high traffic counts and major corridor travel from NH to Central Massachusetts. Because a large portion of the property is zoned commercial it is unique due to the limited commercially zoned land in Brookline. The property lies within the recently designated “business district” allowing for potential town incentives for commercial uses. Housing for Older Persons allows for a greater density in commercially zoned area. The recently enacted law in NH now allows for multifamily use within commercially zoned areas. There is an existing 5400 square foot building currently on-site to immediately start driving rental income to your bottom-line.

This beautiful piece of land already has fire protection established with an on-site quarry pond. It abuts other large parcels of property owned by the Town of Brookline, and designated “open-space” land from a nearby recently started development. As you traverse to the top of the lot you will notice that there is a beautiful view of the western part of Brookline conservation land as well as Mason, Townsend, and Wilton. There is also another quarry pond that abuts the upper part of this rolling 12 acre parcel.

Contact me to schedule a showing.



4 Main Street  
PO Box 1019  
Hollis, NH 03049  
**Licensed Realtor NH**  
**Direct: 603-321-7800, [jay@monumentrealtynh.com](mailto:jay@monumentrealtynh.com)**  
**Office: 603.888.5662**  
**Web: <https://jaychrystal.searchnashuahomes.com/>**