

Building Description

IMPROVEMENTS		
Property Type:	Retail/Warehouse	
Construction:	Wood-Frame	
Year Built:	Per town records the original section of the building was built in 1955 and an addition added in 2018.	
Condition:	Overall – Good	
Approximate Size:	Retail	15,746+-sf
	Warehouse	2,250+-sf
	Total	17,996+-sf
FOUNDATION, FRAME & EXTERIOR		
Foundation:	Concrete slab	
Exterior:	A mix of stained wood siding, painted concrete block and metal trim. There are some minor areas of wood trim/clapboards in need of a fresh coat of stain. There is a covered porch, a metal canopy on the south side of the building and a fabric canopy on the east side of the building over one of the front display windows.	
Roof/Windows:	The roof is reportedly rubber membrane, with no reported issues and the windows are stationery.	
INTERIOR		
Interior Finish:	The front of the building is made up of over 15,700+-sf of finish space consisting of display area at the front of the building, open retail, office, two handicap accessible bathrooms, seven dressing rooms and a utility room. The flooring is a mix of vinyl/ceramic tile and carpet and the walls are a mix of painted drywall, wood, and ceramic tile in the bathrooms. The ceilings are a mix of acoustic tile and painted drywall.	
	The 2,250+-sf warehouse has a poured concrete floor and is unfinished. There is a pass door and an 8’ overhead door on the north side of the building.	
MECHANICAL SYSTEMS		
Heating/HVAC:	The store manager indicated there are seven propane-fired roof top units, with one a new unit, that supply forced warm air heat and air conditioning to the retail part of the building.	
	A Reznor ceiling unit supplies heat to the warehouse.	
Electrical:	Three-phase	
Other:	Additional features include a wet sprinkler system and a security system. Along the south side of the property is a fenced in area for merchandise such as canoes and kayaks.	

Site Description

SITE

Information Sources: Site Visit, Town/County records

Total Site Size: The 3.89+- acre site was originally two tracts identified by the Town of Swanzey as Map 18 Lots 51 and 52. The two tracts were voluntarily merged on March 10, 2015 as recorded in Volume 2898 Page 0318. The town identifies the subject as Map 18 Lot 52. A copy of the merger notice may be found in the Addenda.

Site Shape: Irregular

Road Frontage/Access: The site is a corner lot located on Monadnock Highway (Route 12) at the Monadnock Highway, Swanzey Factory Road and Lake Street roundabout. Per town records the site has 597.11 feet of road frontage on Monadnock Highway and 308.87 feet of road frontage on Swanzey Factory Road. There are three curb cuts. Two along Monadnock Highway and one on Swanzey Factory Road.

Site Topography: The site is open, level and at road grade.

Visibility: Good highway visibility from the roundabout, Monadnock Highway, and good accessibility on Route 12.

Utilities: Town water and a private septic system.

Zoning: Business District

Flood Zone: The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The flood map utilizing msc.fema website indicates the subject property is in Zone X. If an exact determination is required, a professional in this area should be consulted.

FEMA Map Number: 33005C0267E

FEMA Map Date: 5/23/2006

FEMA Zone Classification: Zone X