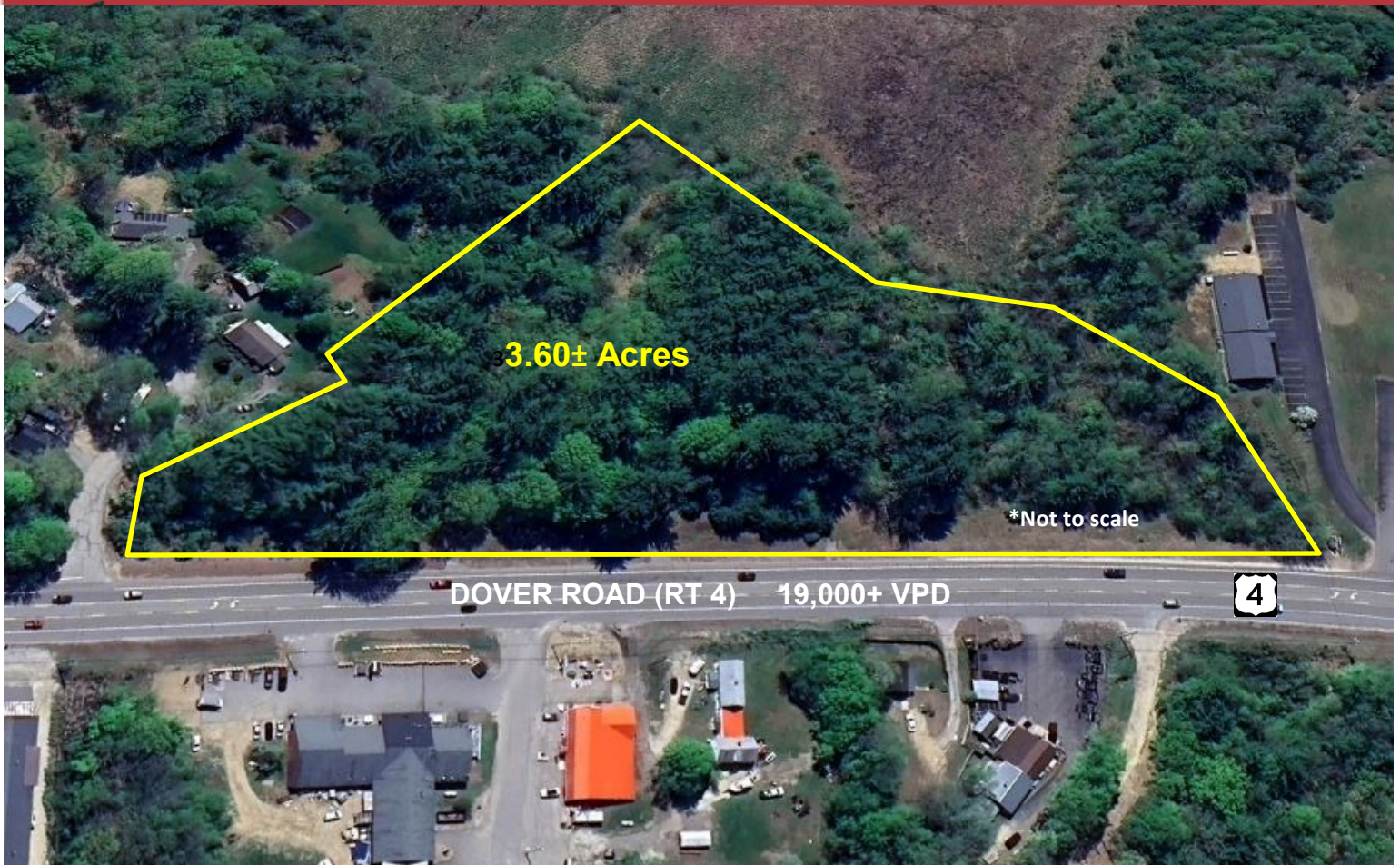


# Well Located 3.6± Acres for Sale



## Rt. 4 DOVER ROAD, CHICHESTER NH OFFERED AT \$229,450

Property is comprised of four lots that are to be sold together with one access onto Route 4. Total acreage is approximately 3.6+/- acres, zoned Commercial Industrial. The Town records show the acreage to be 4.09+/- acres but the Buyer will be required to survey the property at Buyer's expense.

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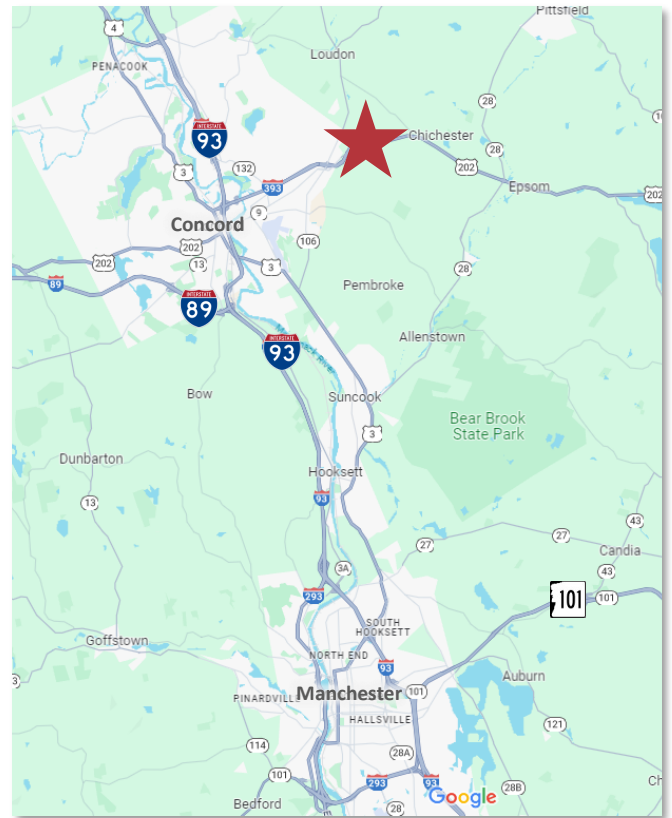
**NAI**Norwood Group

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## SALE PROVISIONS

- 1) Sale is subject to Governor and Executive Council approval.
- 2) In addition to the purchase price the Buyer will be subject to an administrative fee of \$1,100 per lot.
- 3) The Buyer is responsible for obtaining all local and state approvals precedent to closing.
- 4) One mutual access point will be granted for the four parcels.
- 5) The Buyer must commission a Land Surveyor licensed in New Hampshire to prepare a perimeter boundary plan illustrating the existing right-of-way or any mutually agreed-upon adjustments. All survey work must adhere to the New Hampshire Code of Administrative Rules 503.09 and encompass all elements outlined in the NHDOT Right-of Way Layout Plan checklist. All deflection points, PTs, and PCs shall be monumented and shown on the primary plan to be submitted to the Department for review and approval. Following approval from the Department, the surveyor is obligated to record the plan in the Merrimack County Register of Deeds.



### Property Features

- 3.60± Acre property on Route 4
- Four lots to be sold together with one common access to Route 4
- The property is situated on Rt 4, which intersects with Rt 28 at the Epsom traffic circle and extends to connect with I-95.
- The Rt 4 corridor of Chichester is a very active commercial area with an assortment of sales, light industrial, and retail facilities situated along the area between Concord and the Epsom traffic circle.

**OFFERED AT: \$229,450**

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