

For Sale

**Seasonal Food & Ice Cream Stand
1391 Hooksett Road
Hooksett, NH 03106**



- Building Size:** 1,863 SF Meticulously kept takeout restaurant. Super clean inside and out. Two-bedroom apartment attached with basement to service restaurant and home.
- Lot Size:** .90 Acres
- Type / Use:** Seasonal Takeout Restaurant with lots of comfortable outside seating and function area.
- Utilities:** Municipal Water & Sewer, Agera Energy & Propane Gas. Natural gas available on Dartmouth St. & Route 3.
- Zoning:** Commercial / Performance Zone
- Parking:** 40 Onsite Spaces
- Sale price:** \$975,000.00
- Comments:** Real Estate and Business Combined for Sale. This long-standing successful business with improvements is an institution in Hooksett. High traffic count and loyal customer base make this location a winner! Two-bedroom apartment is currently vacant.



Stebbins Commercial Properties, Inc.

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
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Seasonal Food & Ice Cream Stand 1391 Hooksett Road Hooksett, NH 03106



Building Data:

Total Building Size:	1,863 SF
Construction Type:	Brick/ vinyl siding
Construction Year:	1964
Ceiling Height:	8 Feet
Windows:	Thermopane in some rooms, but not all
Walls:	Drywall
Flooring:	Hardwood, tile, vinyl
Roof:	Asphalt shingle
Composition:	Fast food restaurant with attached two-bedroom apartment

Site Data:

Signage:	Roadside pylon sign/reader board
Frontage:	200 Feet on Hooksett Road
Parking:	40 Onsite spaces
Zoning:	Commercial / Performance Zone
Map & Lot:	Map 0018 Lot 0017
Book & Page:	Book 3665 Page 0946
Traffic Count:	27,000 Vehicles Per Day

Utilities:

Water & Sewer:	Municipal
Power:	One 100 Amp service 220 Volt; Two 200 Amp services 220 Volt; One 3 phase 200 amp service;
Lights:	LED
Heating:	Propane (1,000 gallon tank)
AC:	Central
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

Sale Information:

Sale price:	\$975,000.00
Taxes:	\$ 7,878.00



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