

## Well Located Redevelopment Opportunity



## 44 Broad Street Nashua NH

Great location for a retail development opportunity. Site is approximately 1.26+/- acres. Site is serviced by municipal water and sewer with 210+/- feet of frontage on busy Broad Street, next to the Broad Street Parkway. Zoned GI (General Industrial) with pending renewal for a variance for retail/commercial use.

Former Asbestos site – Capped with stone on southerly side of site along Nashua River.

**Sale Price: \$525,000**



\* Seller to require concept site plan from Buyer at Purchase and Sales Agreement.

Plot lines are estimates

\*The property is a Registered Asbestos Disposal Site, please see attached files for more information including HCRD Book 9355 Page 1153.

[Click here for more information.](#)

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# Concept Plan

