



Property Panorama VTour

County NH-Sullivan
 Village/Dist/Locale
 Year Built
 # of Stories
 Zoning IND
 Taxes TBD No
 Tax - Gross Amount \$17,818.00
 Tax Year 2022
 Tax Year Notes
 Lot Size Acres 5.10
 Lot - Sqft 222,156
 Assessment Year
 Assessment Amount
 Tax Class
 Tax Rate
 Vacant Land No
 Basement No
 Basement Access Type
 Total Loading Docks
 Dock Height
 Dock Levelers
 Total Drive-in Doors 1
 Door Height 12

Business Only No
 Submarket
 Sub Property Type Industrial, Office,
 Other
 SqFt-Total Building 14,492
 SqFt-Apx Building Source Public Records
 SqFt-Total Available 14,492
 SqFt-Total Source Public Records
 List \$/SqFt Total Available
 Divisible SqFt
 Divisible SqFt Max
 Divisible SqFt Min
 Gross Income
 Operating Expense
 Net Income
 Vacant Land Yes
 Road Frontage Yes
 Road Frontage Length
 Traffic Count
 Railroad Available
 Railroad Provider

Waterfront Property
 Water Body Access
 Water Body Name
 Water Body Type
 WaterFrRit
 Water Body Restrictions
 ROW - Parcel Access
 ROW - Length
 ROW - Width
 ROW to other Parcel
 Flood Zone
 Foreclosed/Bank-Owned/REO No
 Days On Market 45
 Current Use
 Land Gains
 Auction
 Date - Initial Showings Begin

Remarks - Public 14,492 sq. ft. Industrial Building on 5.1 acres. Public water & sewer and 3 phase power. A former National Guard Armory building fully renovated. Heavily rated concrete floors. designed for military tanks. Currently houses over 27 CNC machines weighing over 27K pounds. Ceiling heights range from 12-22 ft. Recently built climate-controlled inspection room. A unique safe room with a vault door completely surrounded by steel plating. Updated 5 room office space w/newly done epoxy floors. 2 baths, kitchen break area and workers locker bath w/shower. Large parking area. Excellent open field area for building expansion.
Directions Washington Street to Winter Street property on the left

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Description Type								
Expenses - Annual Expenses - CAM ExpInsur ExpMaint ExpMgmt Expenses - Taxes Expense - Utility Loss Factor Percentage Vacancy Factor Investment Info		Project Building Name Building Number Total Units Signage AirCond% Ceiling Height 12-22 Sprinkler Total Elevators	Gas - Natural Available Sewer Public Water Public		Map 108 Block 0 Lot 73 SPAN Number Property ID		DeedRecTy Warranty DeedBook 0 DeedPage 0 TotDeeds Covenants Easements PlanSurv#	
Exterior Brick Roof Membrane			Utilities Gas - LP/Bottle, High Speed Intrnt -AtSite, Internet - Cable		Cable Company Electric Company Fuel Company Phone Company		Surveyed Surveyed By	
					Sale Includes Land/Building Items Excluded			

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.50%	SubAgency	NonAgency Facilitator	Transactional Broker
---------------------------	------------------	------------------------------	-----------------------------

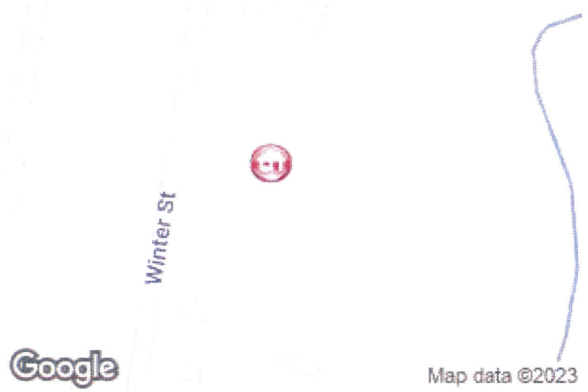
The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.



Don Chabot
 Cell: 603-558-0408
 djc5188@gmail.com



Town and Country Realty
 Off: 603-542-5188



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

75 Winter Street

Claremont NH 03743



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

Prep By: Town and Country Realty
Don Chabot

Listed by:

Don Chabot / Town and Country Realty

75 Winter Street

Claremont NH 03743



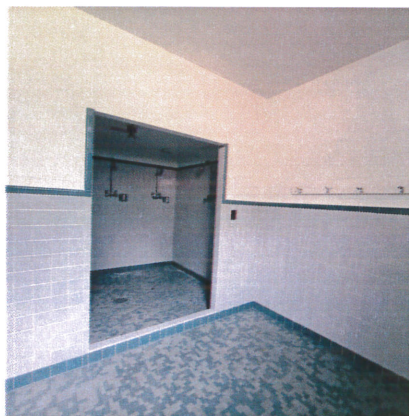
Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS. **Prep by:** Town and Country Realty Don Chabot

Listed by:

Don Chabot / Town and Country Realty

75 Winter Street

Claremont NH 03743



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

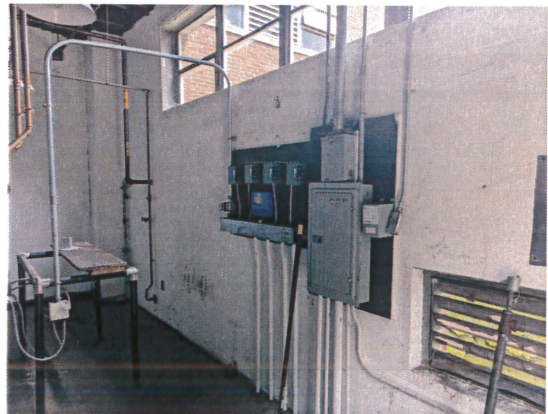
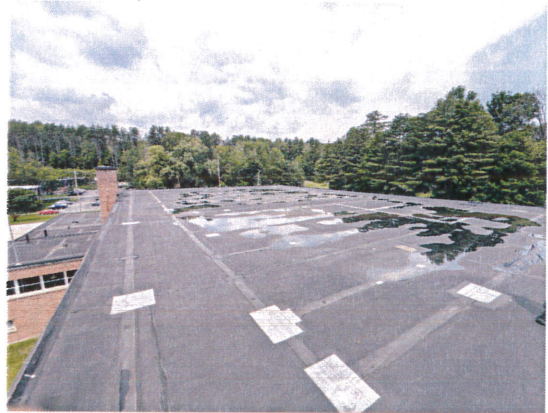
Prep by: Town and Country Realty
Don Chabot

Listed by:

Don Chabot / Town and Country Realty

75 Winter Street

Claremont NH 03743



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

Prep by: Town and Country
Don Chabot

Listed by:

Don Chabot / Town and Country Realty

75 Winter Street

Claremont NH 03743



Building description

This former National Guard Armory building has it all! Freshly renovated and featuring a fully steel enclosed safe room and open floor plan this building is one of a kind. With shop floors that currently house machines weighing over 27k lbs and capable of housing military tanks and vehicles.

Featuring over 14,000 sq ft and sitting on over 5 acres of private land. This building consists of 5 large offices that are actively used today with full internet and phone hookups. A multi industrial sink kitchen/break room, a large compressor room formerly used as an indoor shooting range by the national guard. A large safe room with a vault door completely surrounded by steel plate for the ultimate safe room. 3 multiple stall bathrooms including one with a large shower room and 3 sinks. A large open main floor which currently houses over 16 CNC machine. A large "inspection" room that has the ability to be climate controlled that was recently built and features high end AC and a large overhead door to move machinery or fork lifts throughout the building. As well as two additional large rooms that are currently used for inventory/shipping but could be used for any part of operation. One of these large rooms features its own entrance for the possibility to run multiple businesses out of the building or rent to a tenant.

With a large overhead door, "U" shaped driveway, and large parking lot this building is perfect for 18 wheeler or freight pick up, manufacturing, or any industrial use including the potential for a large storefront in the front of the building, located just off of Washington St, the business road in Claremont there is endless possibilities for 75 Winter st.

In back behind the building and below the parking lot is a large football field sized grass field, formerly used for national guard training the building is ready for a large addition into the parking lot and to expand the parking lot down to the field, or even for a large recreational field.

Bordering Walmart, Veteran's Park, and The Princeton common apartments there is no lack of capabilities for this building including a large amount of potential employee's that live right next door.

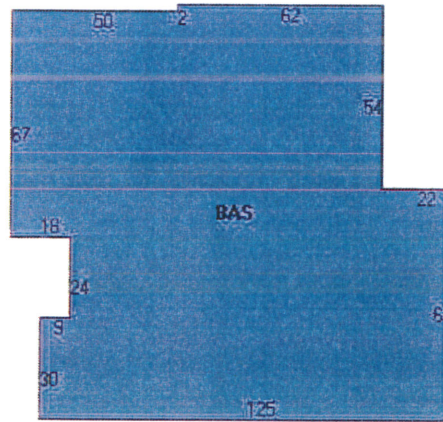
Address
75 Winter St

Building Photo

 Building Photo

(https://images.vgsi.com/photos/ClairemontNHPhotos///0018/P6200966_18)

Building Layout



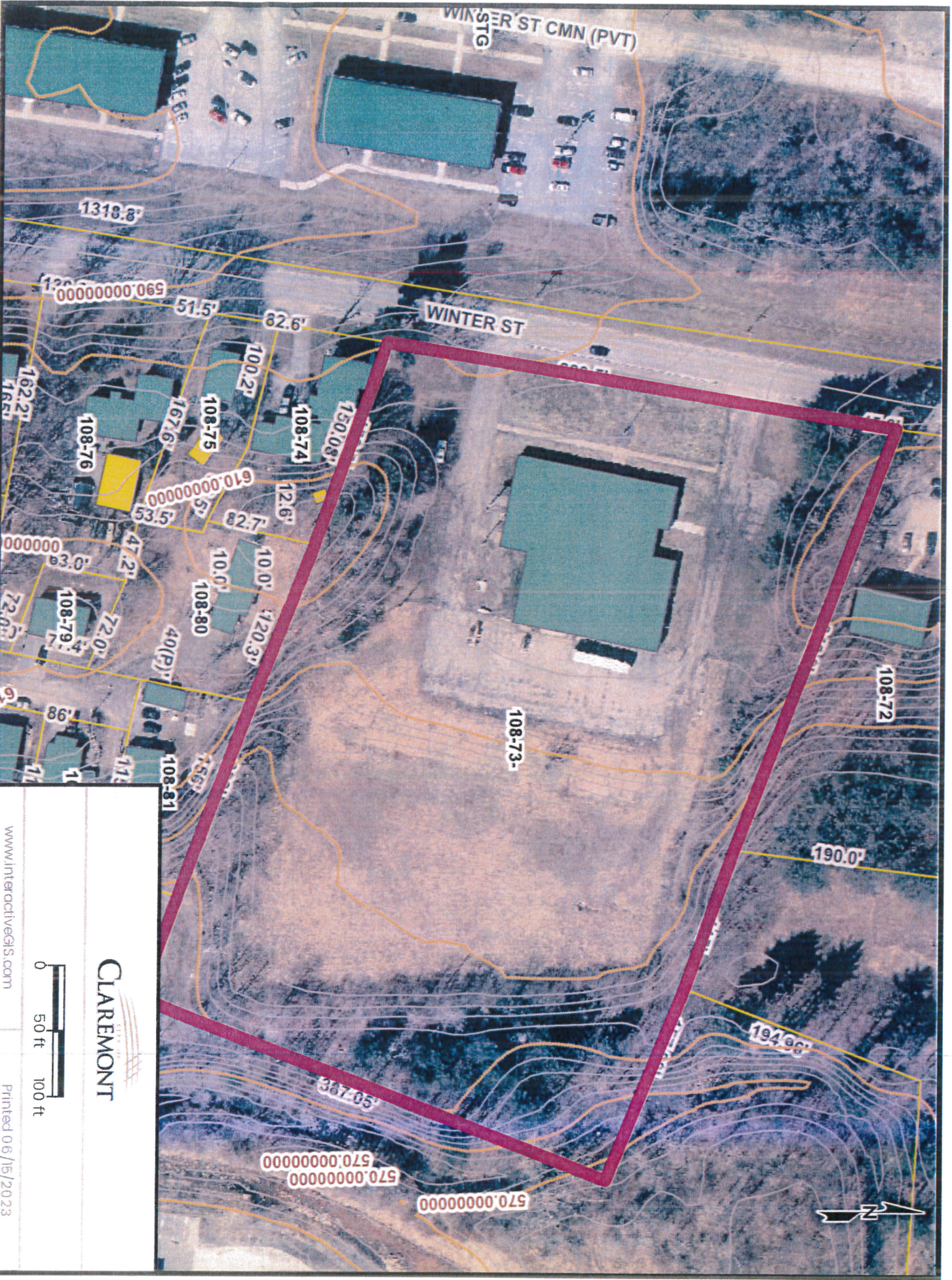
(https://images.vgsi.com/photos/ClairemontNHPhotos//Sketches/4437_470)

Building Attributes	
Field	Description
Style:	Office/Warehs
Model	Ind/Com
Grade	C
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick
Exterior Wall 2	Vinyl
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	Concr-Finished
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	Ind Office
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	902
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil & WI
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	0.00

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	14,492	14,492
		14,492	14,492

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
VLT1	Vault - Avg	160.00 S.F.	\$10,500	1



www.interactivegis.com

Printed 06/15/2023

0 50 ft 100 ft

CLAREMONT