



**RESTAURANT
FOR SALE OR
FOR LEASE**

OFFERING MEMORANDUM

**233 MAIN ST, NASHUA,
NH 03060-2938**

Sale Price: \$775,000

Lease Rate: \$17.50 NNN

TABLE OF CONTENTS

PROPERTY INFORMATION	03
DEMOGRAPHICS	04
MAP LOCATOR	05
PHOTOS	06
FLOOR PLANS	07
TAX CARD	08
DEED	10
DISCLOSURES	13

PROPERTY INFORMATION



Restaurant Space For Sale or For Lease

233 MAIN ST, NASHUA, NH 03060-2938

1st Floor - 2,113 +/- SF | Basement - 2,113 +/- SF With Rare Onsite Parking
Rentable SF - 3,170 +/- SF (100% on the Main Floor, 50% of the Basement)

Sale Price: \$775,000 | Lease Rate: \$17.50 NNN | Nets: \$4.70

DESCRIPTION:

Caribbean Breeze offers a fully turnkey restaurant opportunity at a prime, signalized intersection on Main Street in Nashua. Featuring rare off-street parking, exceptional visibility, and interior upgrades completed by the current owner, this high-traffic location is perfectly positioned to become the next standout dining destination in the Gate City.

The list price is for real estate only and the business assets are a separate transaction which will be disclosed upon request.

[VIRTUAL TOUR LINK](#)

PROPERTY FEATURES:

- Off-street parking
- Large basement prep storage area
- Great downtown location
- Updated beer draft system and bar
- Potential for 50+ seating capacity
- Real estate taxes of \$9,877.53 for 2025

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	48,617	120,883	290,294
Households	20,731	51,525	115,148
Families	11,936	31,955	78,369
Avg HH Size	2.30	2.32	2.50
Median Age	39.6	41.9	42.6
Median HH Income	\$87,685	\$109,791	\$122,885
Avg HH Income	\$112,517	\$137,032	\$152,097

BUSINESSES (10 MILE)



11,120

TOTAL BUSINESSES



132,377

TOTAL EMPLOYEES

INCOME (10 MILE)



\$122,885

MEDIAN HH INCOME



\$60,459

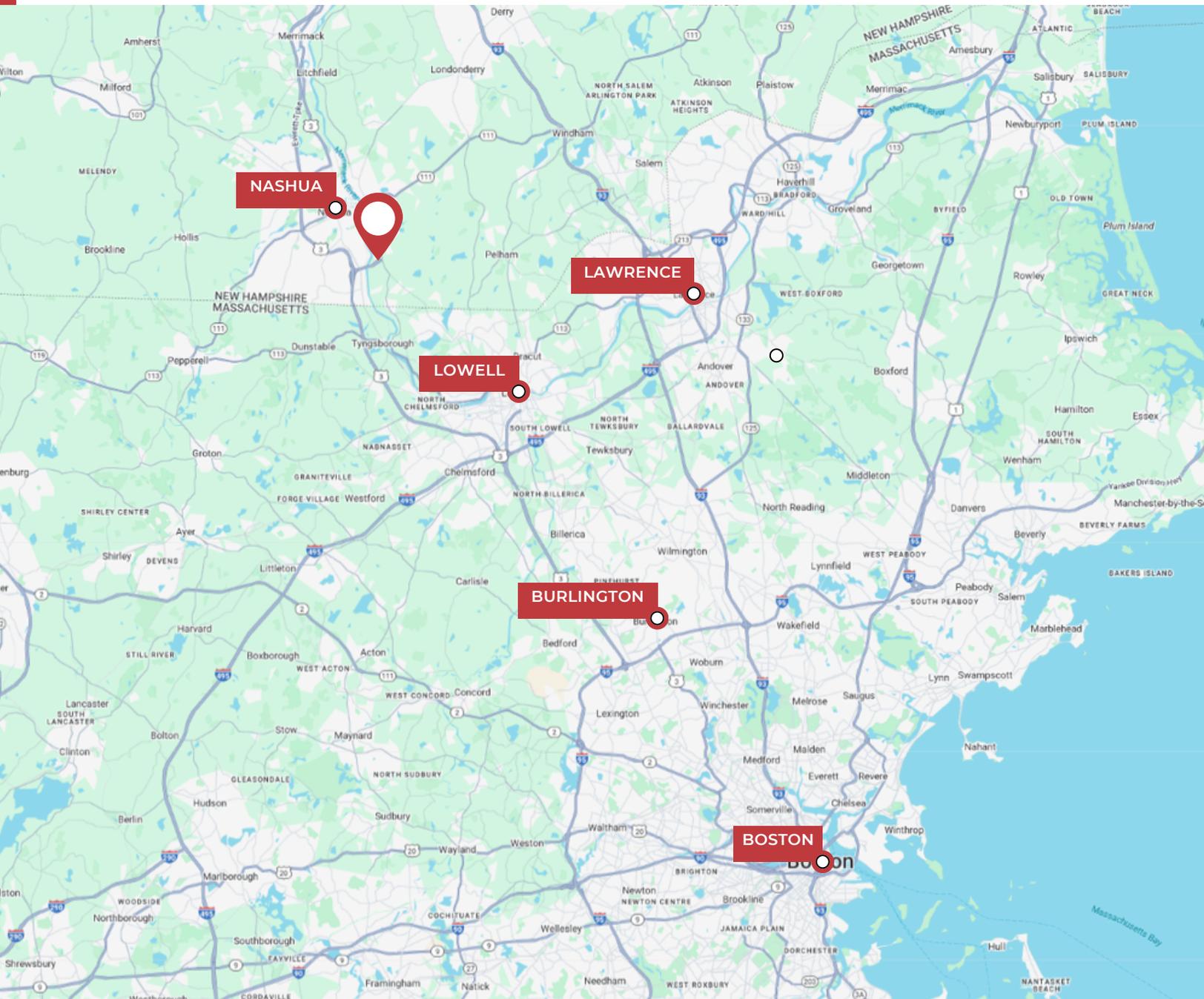
PER CAPITA INCOME



\$546,982

MEDIAN NET WORTH

MAP LOCATOR



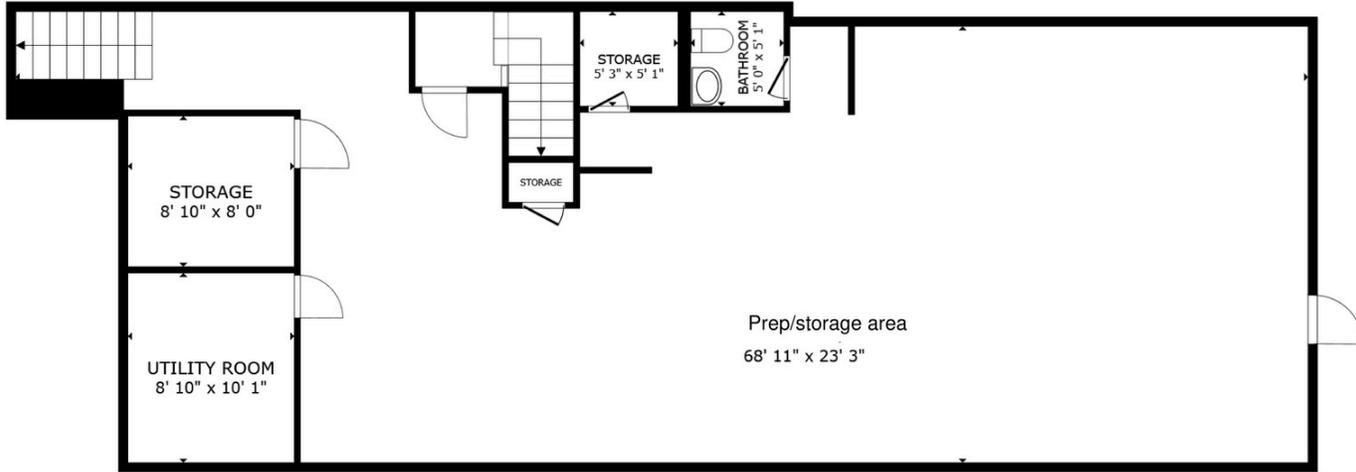
DRIVE TIMES TO:

Nashua, NH	3 mins	Lawrence, MA	36 mins
Manchester, NH	26 mins	Burlington, MA	32 mins
Lowell, MA	25 mins	Boston, MA	50 mins

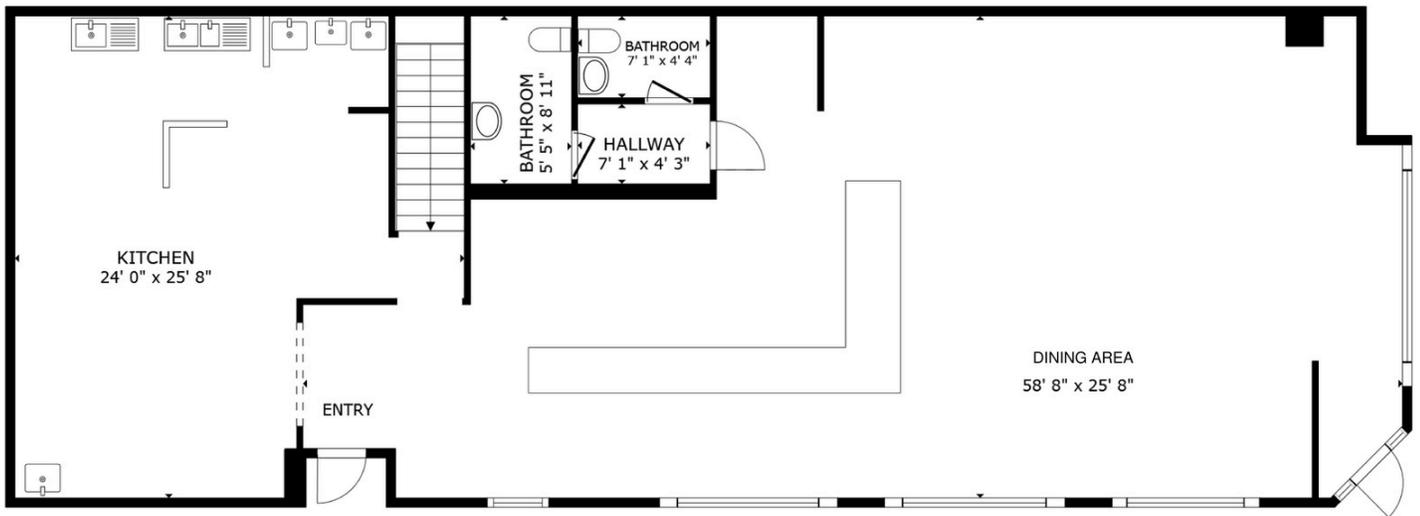
PHOTOS



FLOOR PLANS



BASEMENT

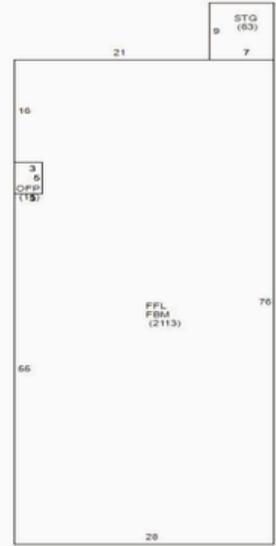


FLOOR 1

TAX CARD, CONT.

Comments Parcel ID 0081-00075

ADJ PAV1 PER 2016 PHOTO 9/16 ND—Close-out 15BP=\$16k for front facade damage due to vehicle collision. All work completed. Chg EA '76 to '80 & chg roof to membrane. No other changes to the bldg. DD 4/16. Norton's Classic Cafe ABUTS RR TRACKS FREE-STANDING SIGN ATTACHED SIGNS BSMNT STORAGE FOR CARVELL HEAD START UNISEX SALON Converted to City Streets restaurant=UseCode change & Eff.Age change to 1975 per 9-15-2000 Bldg Permit of \$15k renovation 4/01. Insp. for '03 B.P.=46k. Currently the Comet Restr Tenant installed new kit- chen, counter & redecor. Chg E.A. '75-'76 & Add bsmt. freezer&A/C.DD2/04.



Exterior Information		Bath Features		Depreciation	
Type	30 - RESTAURANT	Full Bath	0	Phys Con	AV - Average 32
Sty Hght	1 - 1 STORY	Add Full	0	Functional	
(Liv) Units	0	3/4 Bath	0	Economic	
Found	1 - CONCRETE	Add 3/4	0	Special	
Frame	3 - CONCRETE	1/2 Bath	0	Override	
P. Wall	7 - BRICK	Add 1/2	0	Total	32%
Sec Wall		Other Fix	0	General Information	
Roof Str	4 - FLAT	Other Features		Grade	C - AVERAGE
Roof Cvr	11 - MEMBRANE	Kitchens	0	Year Blt	1920
Color	BRICK RED	Add Kit	0	Alt LUC	
Interior Information		Condo Information		Juris	
Avg Ht / Ft	12.00	Location		Con Mod	
P. Int Wall	2 - PLASTER	Tot Units		L. Sum	
Sec Int Wall	1 - DRYWALL 50%	Floor			
Partition	T - TYPICAL	% Own			
P. Floor	5 - LINO/VINYL	Name			
Sec Floor		Calc Ladder			
Bmt Floors		Base Rate	146.00	Depr %	32%
Electric	3 - TYPICAL	Size Adj	1.22326	Depr	170,007
Insulation	2 - TYPICAL	Con Adj	1.03721	Depr'd Total	361,265
Int Vs Ext		Adj Prc	\$185.24	Juris Ft.	1,0000
Heat Fuel	3 - ELECTRIC	Grade Ft.	1.00000	Spec. Features	\$7,900
Heat Type	6 - ELECTRIC	Other Feat	\$0	Final Total	\$369,200
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1,0000
Heated %	100	NBC Inlt	1.0000	Assessed Val	\$369,200
Sol HW %		LUC Ft.	1.0000	Total \$/SF	\$174.73
Com Wall %		Adj Tot (INC)	531,272	Undepr \$/SF	185,24000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,113	2,113	2,113	2,113	185.24	391,412
OFF	OPEN FRM PRC	15	15	0	0	45.00	675
STG	STORAGE	63	63	0	0	34.90	2,199
FBM	FINISHED BMT	2,113	2,113	0	0	64.83	136,986
Building Totals		4,304	4,304	2,113	2,113		531,272
Parcel Totals		4,304	4,304	2,113	2,113		531,272

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	0	0
Bld Total	1	0	0
Prcl Total	1	0	0

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
A/C	AIR CONDITIO	A	S	1	3595.00	A	AV	1975	3.50	T	40%		1		1		1	7,500
CLR1	COOLER	A	S	1	36.00	A	AV	1975	20.00	T	40%		1		1		1	400
PAV1	PAVING-ASPHA	D	Y	1	2193.00	A	AV	1992	3.00	T	50%		1		1		1	4,700
FN3	FENCE-6' CHA	D	Y	1	32.00	A	AV	2021	13.00	T	5%		1		1		1	600
Building Totals										Yard Item Appr		5,300		Special Feature Appr		7,900		13,200
Parcel Totals										Yard Item Appr		5,300		Special Feature Appr		7,900		13,200



Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

Bld: 1665 | Seq: 1 | Year: 2024 | Data As Of Date: 11/19/2024 | User: Apro | DB: Assess50Nashua

Book: 9557 Page: 1190

E- Doc # 210078739 11/19/2021 02:59:09 PM
Book 9557 Page 1190 Page 1 of 3
Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA647497 25.00
TRANS TAX HI141064 8,786.00

TS: \$8,786.00

WARRANTY DEED

FORD FAIRLANE, LLC, a New Hampshire Limited Liability Company of 233 Main Street, Nashua, Hillsborough County, New Hampshire,

for consideration paid, grants to **GKO, LLC** a New Hampshire Limited Liability Company, of 44 Sheffield Street Nashua, Hillsborough County, New Hampshire,

with **WARRANTY COVENANTS**

A certain tract or parcel of land, together with the buildings thereon, situate in Nashua, Hillsborough County and State of New Hampshire, at the corner of West Hollis and Main Streets being more particularly bounded and described as follows:

1. Beginning at the southeasterly corner of the premises herein conveyed at a point which is now the corner of West Hollis and Main Streets according to the plan and lay-out as was fixed and determined by said City of Nashua in its widening of Main Street at this point by the condemnation proceedings and the taking of land by eminent domain in the year 1924, said point of beginning being a distance of twenty-seven and 29/100 (27.29) feet, more or less, westerly from the old stone bound that was the southeasterly corner of the said premises before the taking by said City; thence running
2. Northerly, along said Main Street as widened, thirty-nine and 67/100 (39.67) feet, more or less, to land formerly of the Nashua, Worcester and Portland Division of the Boston & Maine Railroad and now or formerly of Panagoulis at a point which is twenty-seven and 10/100 (27.10) feet, more or less, westerly from what was formerly the northeast corner of the premises herein conveyed before said taking by said City; thence running
3. Westerly by said land formerly of the Railroad one hundred seventy-six and 9/100 (176.09) feet, more or less to the center line of Garden Street, which section of Garden Street was abandoned by said City of Nashua on or about March 10, 1925; thence running

DEED, CONT.

Book:9557 Page:1191

4. Southerly by said center line of Garden Street and land formerly of said Railroad, to said West Hollis Street; thence running

5. Easterly by said West Hollis Street one hundred seventy-five and 69/100 (175.69) feet, more or less, to the point of beginning.

Meaning and intending to describe and conveying Tract I of the property conveyed by Germaine Y. Bourdon to Germaine Y. Bourdon, Trustee of the Germaine Bourdon Family Revocable Trust u/d/t dated January 27, 2005, by deed dated January 27, 2005 and recorded with the Hillsborough County Registry of Deeds on February 1, 2005 at Book 7402, Page 0984. Germaine Y. Bourdon died February 15, 2005.

Excepting and reserving from the foregoing-described land the following described land conveyed to the City of Nashua:

"A certain tract of land beginning at the junction point of the westerly line of Main Street and the northerly line of West Hollis Street; thence running as follows:

1. Westerly along the northerly line of West Hollis Street, one hundred seventy-four and ninety-three hundredths (174.93) feet to a point at the easterly line of land of, now or formerly, Leo H. Lesieur; thence

2. Northerly by an interior angle of 90 degrees 23 minutes, along the easterly line of said Lesieur land, then and one hundredths (10.01) feet to a point at other land of the Grantor; thence

3. Easterly by an interior angle of 89 degrees 37 minutes, along a line ten (10) feet northerly of and parallel to the northerly line of West Hollis Street, one hundred seventy-four and eighty-four hundredths (174.84) feet to a point in the westerly line of Main Street; thence

4. Southerly by an interior angle of 90 degrees 57 minutes, along the westerly line of Main Street, ten and two hundredths (10.02) feet to the point of beginning.

Containing 1,749 square feet, more or less.

For title reference see Deed Ford Fairlane, LLC dated June 3, 2019 and recorded with the Hillsborough County Registry of Deeds at Book 8211, Page 197.

This is not the homestead of grantor.

(Signature Page to Follow)

DEED, CONT.

Book:9557 Page: 1192

In Witness Whereof, Ford Fairlane LLC on this 19th day of November 2021 has caused its corporate seal to be hereto affixed and these present to be signed in its named and behalf by

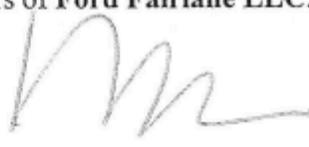

George A. Norton, Member/Manager


Catherine J. Norton, Member/Manager

STATE OF NEW HAMPSHIRE

Hillsborough, ss.

On this 19th day of November, 2021, before me, the undersigned notary public, personally appeared **George A. Norton and Catherine J. Norton, as Members/Managers of Ford Fairlane, LLC**, and proved to me through satisfactory evidence, which was a driver's license for each, to be the persons whose name are signed on this document and acknowledged to me that they signed it voluntarily and for its stated purpose as said Members/Managers of **Ford Fairlane LLC**.



Notary Public
My Commission Expires:



DISCLOSURES

Property Address 223 Main Street
Nashua, NH 03060



NH CIBOR



Mandatory New Hampshire Real Estate Disclosure & Notification Form

1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: City of Nashua
Location: N/A
Malfunctions: _____
Date of Installation: N/A
Date of most recent water test: July 25 / 2025
Problems with system: None

SEWERAGE DISPOSAL SYSTEM

Size of Tank: N/A
Type of system: N/A
Location: City of Nashua
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

DISCLOSURES, CONT.

Property Address 223 Main Street
Nashua, NH 03060

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: _____

Unit Number (if applicable): _____

Town: _____

Arnold
SELLER

07/29/2025
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

Page 3 | 3

Last Revised 2/9/18

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

NH CIBOR, 166 South River Road Bedford, NH 03110

Phone: (603)623-0100

Fax:

Untitled

DISCLOSURES, CONT.

Property Address 223 Main Street
Nashua, NH 03060

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?

Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes No

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

MATT ROBINSON

ADVISOR

tel (603) 637-2237
mobile (603) 714-3426
mrobinson@nainorwoodgroup.com

NATHAN BELIVEAU-ROBINSON

ADVISOR

tel (603) 637-2248
mobile (603) 345-0202
nathan@nainorwoodgroup.com



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com