

For Sale

Restaurant Space – 1,600+/- SF with attached 1,000+/- SF Apartment

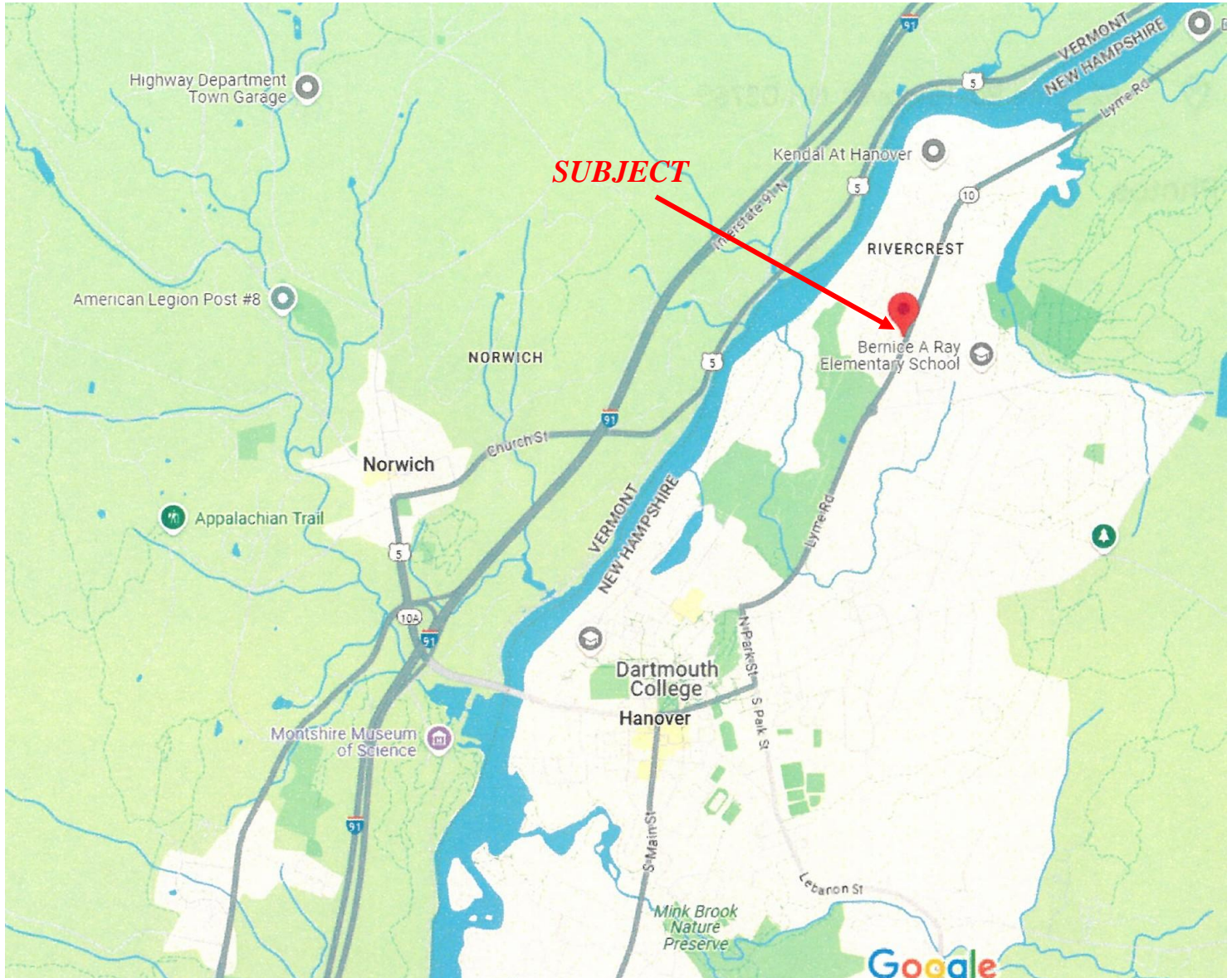
62 Lyme Road Hanover, NH



Lang McLaughry Commercial Real Estate
93 South Main Street
West Lebanon, NH 03784
(603) 298-8904
www.langmclaughrycommercialrealestate.com



General Location Map



62 Lyme Road, Hanover, NH

Executive Summary

62 Lyme Road is a very well-located mixed-use property. The building is one mile from the Dartmouth Green in Hanover and is very close to The Hanover Police and Fire Departments, CRREL, The Richmond middle school, and the Ray elementary school.

The space is currently set up as a restaurant and a separate three-bedroom apartment. These spaces may be combined or kept separate.

A fantastic opportunity to open your dream restaurant and live in the adjoining apartment. With the small Co-Op food store having recently closed, there is a big need for a convenience store on this side of town.

Bring your ideas!

Offered at \$1,200,000.

***For additional information, please contact
Lang McLaughry Commercial Real Estate:***



Chris Hoskin
Sales Associate
Office: (603) 298-8904
Cell: (603) 359-5836
cam.brown@lmsre.com

62 Lyme Road, Hanover, NH



Property Information

Restaurant Space + 3 BR Apartment



**62 Lyme Road
Hanover, NH**

Restaurant Space + 3 BR Apartment

- Located one mile from the Dartmouth Green and very close to the Hanover Police and Fire Departments, CRREL and the Richmond Middle School and the Ray Elementary School.
- * These spaces may be combined or kept separate.
- Open your dream restaurant and live in the adjoining apartment.

Offered at \$1,200,000.

Area:	.37+/- Acre
Zoning:	Commercial
Total Area:	2,600+/- SF
Foundation::	Concrete
Store Front:	Yes
No. of Floors:	One (1)
Floor Type:	Carpet
Roof Type:	Wood Shingle
Floor Area:	1,600+/- SF - Restaurant 1,000+/- SF - Apartment
Construction:	Wood Framed
Outside Storage:	No
Office:	No
Manufacturing:	No
Warehouse:	No

Power:	200 Amp
Heat:	Hot Water
Gas:	Propane
Water:	Municipal
Sewer:	Municipal
Air Conditioning:	No
Sprinklers:	No
Restrooms:	Two (2)
Off St. Parking:	Yes
Loading Docks:	No
Telecomm.:	Consolidated
Internet Provider:	Consolidated
Land Assessment:	\$222,700
Building:	\$344,200
Total:	\$566,900
Taxes:	\$10,924
Tax Map Location:	46-6
Lot:	1



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E-mail: chris.hoskin@lmsre.com

62 Lyme Road, Hanover, NH



Photos



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Photos



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Photos



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Photos



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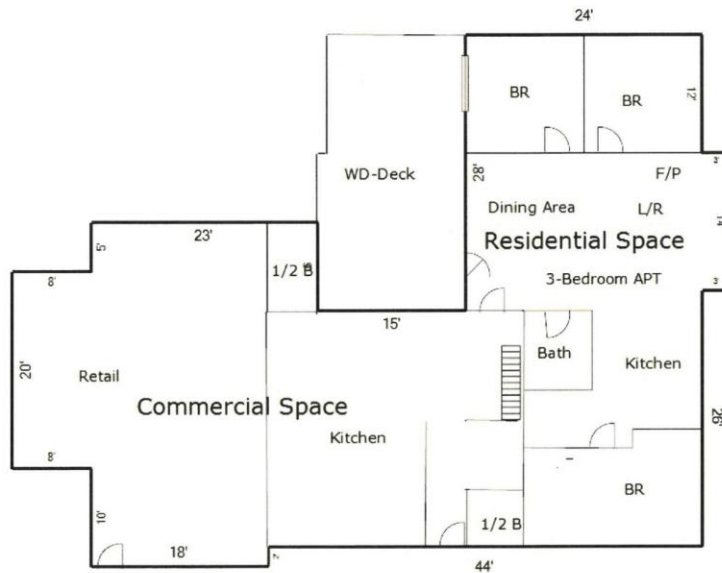
Photos



62 Lyme Road, Hanover, NH

Floor Plan

Perimeter Sketch of Building
(general interior floor plan not to scale)



Total Gross Building Area – 2,605 +/- SF

(Commercial 1,600 +/- SF + Residential 1,005 +/- SF)

62 Lyme Road, Hanover, NH

Lang
McLaughry
Commercial

Property Card

Property Location
Vision ID 2991

62 LYME RD

Account #

Map ID 46/ 6/ 1/ 1

Bldg # 1

CONSTRUCTION DETAIL (CONTINUED)

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 0310
Print Date 11/18/2024 5:06:42 P

Element	Cd	Description	Element	Cd	Description
Style:	80	Retail/Apts			
Model	94	Commercial			
Grade	04	Average +10			
Stories:	1	1 Story			
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	03	Gable/Hip			
Roof Structure	10	Wood Shingle			
Roof Cover	05	Drywall/Sheet			
Interior Wall 1	14	Carpet			
Interior Wall 2	02	Oil			
Interior Floor 1	05	Hot Water			
Interior Floor 2	01	None			
Heating Fuel	0310	PRI COMM MDL-94			
Heating Type					
AC Type					
Bldg Use					
Total Rooms	00				
Total Bedrms	0				
Total Baths	00				
Heat/AC	02	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prms	02	AVERAGE			
Wall Height	8.00				
% Comm Wall	0.00				
1st Floor Use:	0310				

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,400	3.00	1987			60		0.00	6,100
FPL1	FIREPLACE 1	B	1	5000.00	1983			70		0.00	3,500
SHD1	SHED FRAME	L	96	17.00	1989			60		0.00	1,000
CLR1	COOLER	B	80	37.00	1983			70		0.00	2,100

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,605	2,605	144.98		377,673
SLB	Slab	0	835	0	0.00	0
UBM	Basement, Unfinished	0	1,770	620	50.78	89,888
WDK	Deck, Wood	0	408	41	14.57	5,944

RCN

473,505

Code	Description	Percentage
0310	PRI COMM MDL-94	100
0		0

COST / MARKET VALUATION

473,505

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	Condition	Trend Factor	Condition %	Percent Good	RCNLD	Dep % Ovr	Misc Imp Ovr	Cost to Cure Ovr	Cost to Cure Ovr Comment
1922	1991	AV		30	0	0	1	70	331,500							

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

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FPL1	FIREPLACE 1	B	1	5000.00	1983			70		0.00	3,500
SHD1	SHED FRAME	L	96	17.00	1989			60		0.00	1,000
CLR1	COOLER	B	80	37.00	1983			70		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
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SLB	Slab	0	835	0	0.00	0
UBM	Basement, Unfinished	0	1,770	620	50.78	89,888
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Ttl Gross Liv / Lease Area

2,605

5,618

3,266

473,505

Property Tax Bill

Run: 3/03/25
2:13PM

Property Billing Statement

Page: 1
emmys

TOWN OF HANOVER
PO BOX 483
HANOVER, NH 03755

603-640-3201

Summary of Account by Property

Interest Calculated as of: 3/03/2025

MCGUINNESS, J BRIAN
PO BOX 135
THETFORD, VT 05074-0135

Map Lot: 46-6-1
PID: 46-6-1
Alt ID:
Location: 62 LYME RD

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:	222,700.00	Bldg:	344,200.00	CU:	0.00	Other:	0.00	Total:	566,900.00
Year: 2024	Total Assessment:		566,900.00	Exemptions:		Credits:			
Land:	222,700.00	CU:	0.00						
Bldg:	344,200.00	Other:	0.00						
Bill #:	109376	Date: 5/29/2024	Due: 7/01/2024	Year: 2024	Type: TAX1	Original Amnt:		5,256.00	
7/01/2024	Payment	1682/1288	5,256.00	0.00	0.00	0.00	5,256.00		
Balance Due:			0.00	0.00	0.00	0.00	8.00	0.0000	0.00
Bill #:	112754	Date: 11/20/2024	Due: 12/20/2024	Year: 2024	Type: TAX2	Original Amnt:		5,668.00	
12/16/2024	Payment	1295	5,668.00	0.00	0.00	0.00	5,668.00		
Balance Due:			0.00	0.00	0.00	0.00	8.00	0.0000	0.00
2024 Balance:			0.00	0.00	0.00	0.00	0.0000		0.00
Totals Parcel - 46-6-1			0.00	0.00	0.00	0.00	0.0000		0.00

62 Lyme Road, Hanover, NH



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

<p>Right Now, You Are a Customer</p> <p>As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.</p> <p>As a customer, you can expect a real estate licensee to provide the following customer-level services:</p> <ul style="list-style-type: none"> • To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate; • To treat both the buyer/tenant and seller/landlord honestly; • To provide reasonable care and skill; • To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction; • To comply with all state and federal laws relating to real estate brokerage activity; and • To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance. 	<p>To Become a Client</p> <p>Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.</p> <p>As a client, in addition to the customer-level services, you can expect the following client-level services</p> <ul style="list-style-type: none"> • Confidentiality; • Loyalty; • Disclosure; • Lawful Obedience; and • Promotion of the client's best interest. • For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord. • For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant. <p>Client-level services also include advice, counsel, and assistance in negotiations.</p>
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For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

<p>I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01). I understand as a customer I should not disclose confidential information.</p>			
Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Christopher L Hoskin 079155		Lang McLaughry Commercial 071967	
Provided by: Name & License #		(Name and License # of Real Estate Brokerage Firm)	
<p>_____ consumer has declined to sign this form (Licensees Initials).</p>			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.



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As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
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