



For Sale or Lease

# Freestanding Commercial Building

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## 581 Franklin Pierce Hwy Barrington, NH

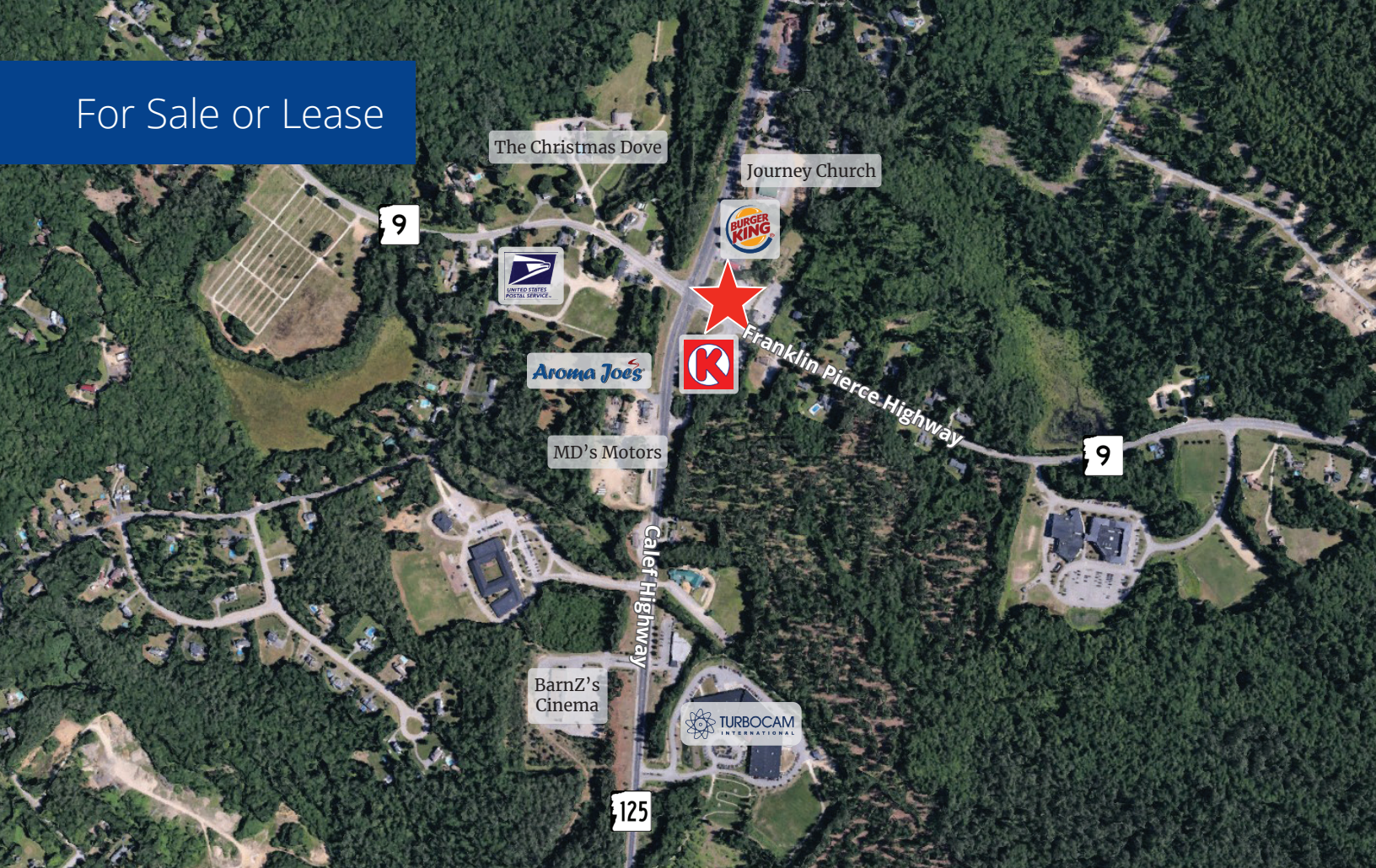
### Property Highlights

- 2,145± SF former bank branch situated on 1.49± acres available for sale at a highly visible, signalized intersection
- Freestanding building featuring a functional mix of open space, private offices, a kitchenette, and multiple restrooms
- Versatile layout well-suited for a wide range of commercial uses, including retail, office, financial services, or medical
- Property includes two covered drive-thru lanes and 22 on-site parking spaces
- Conveniently located next to Burger King and Circle K, and just 0.2± miles from Aroma Joe's
- 7 minutes to the Lee Traffic Circle, 10 minutes to Rochester, and 15 minutes to UNH

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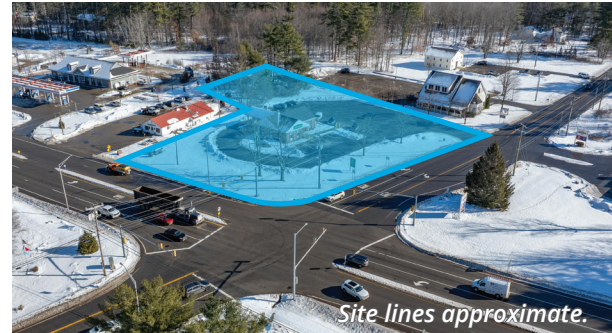
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## Specifications

Address:	581 Franklin Pierce Highway
Location:	Barrington, NH 03825
Building Type:	Retail
Year Built:	1985
Total Building SF*:	2,145±
Floors:	2
Acreage:	1.49±
Road Frontage:	215'± on Franklin Pierce Highway
Utilities:	Private well & septic; natural gas
Zoning:	Commercial-1
Parking:	22± on-site spaces
2025 Taxes:	\$16,409
Accessibility:	Just 7 minutes to the Lee Traffic Circle, 10 minutes to Rochester, and 15 minutes to UNH
Lease Rate:	See Agent
List Price:	\$850,000

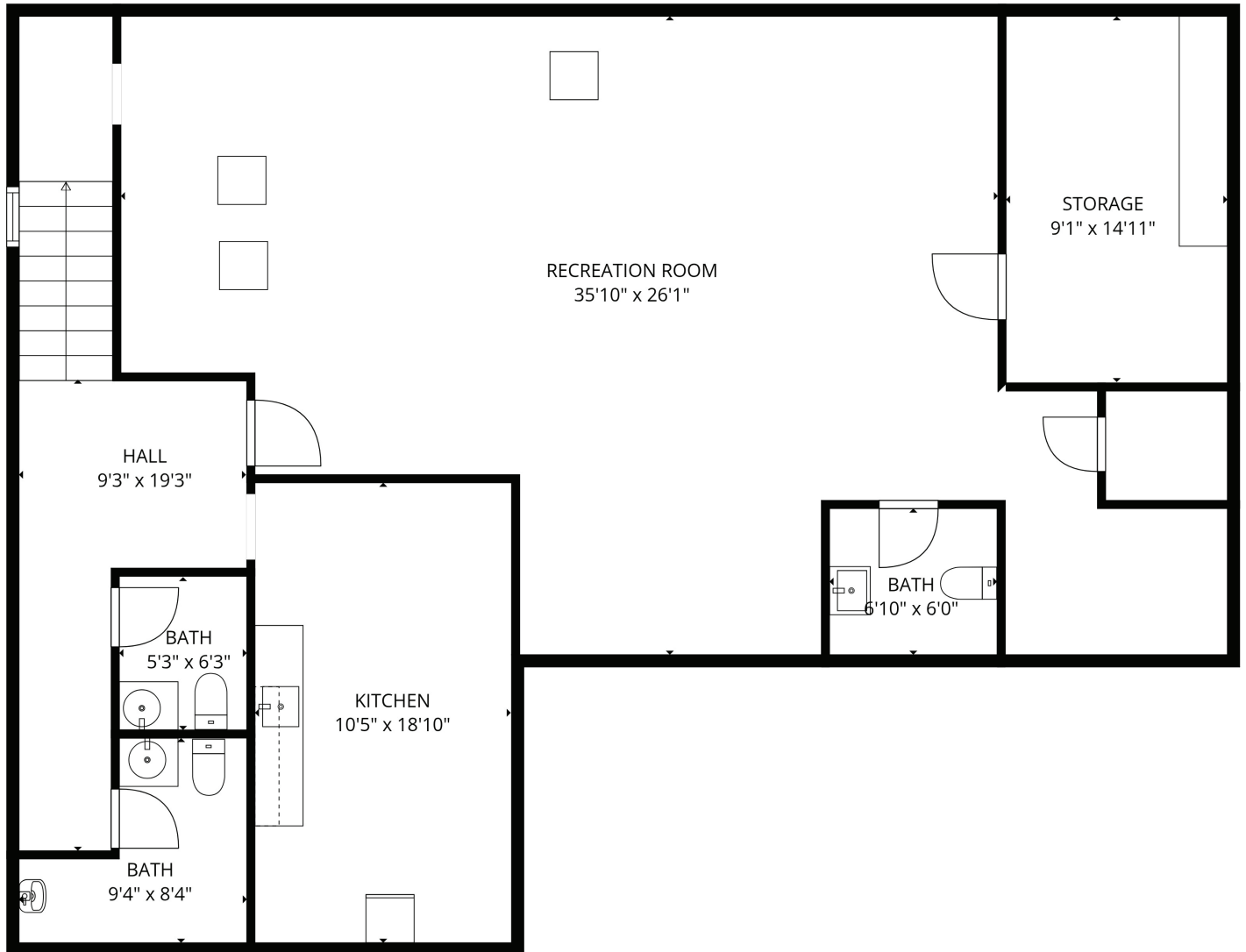
\*According to the tax card the building is 2,145± SF. The first floor includes 1,768± SF of finished space. The lower level totals 1,768± SF; 664± SF is finished and 1,104± SF is unfinished.



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# Lower Level Floor Plan



# 1st Floor Plan

