

**Commercial Sale**  
**5024409**  
**Active**

**12 Smith Bridge Road**  
**Plymouth**  
**Unit/Lot**

**NH 03264**

**Listed: 12/12/2024**    **\$2,100,000**  
**Closed:**  
**DOM: 358**



**County** NH-Grafton  
**VillDstLoc**  
**Year Built**  
**Building Area Total**  
**Building Area Source**  
**Total Available Area**  
**Total Available Area Source**  
**Zoning** A  
**Road Frontage** Yes  
**Road Frontage Length** 1,265  
**Lot Size Acres** 40.54  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**

**Taxes TBD** No  
**Tax Year Notes**  
**Tax Annual Amount** \$14,619.00  
**Tax Year** 2024  
**Gross Income**  
**Operating Expense**  
**Net Income**



**Date Initial Showings Begin**

**Business Type** Land

Property Panorama VTour

**Directions** Off Exit 26 on I93. Take Tenney Mt Highway, Smith Bridge Rd is on Right.

**Public Remarks** Excellent development potential for residential and more. Traffic count at Tenney Mountain & Smith Bridge entrance is 15,259 cpd. Recent changes to FEMA flood zone elevations opens up over 20+ potential acres for development. Extensive engineering been done on the property. Town water and sewer available on the other side of Tenney Mountain Highway. An old home and shed are onsite and could be razed or rehabbed. OM and Video OM available. Plymouth is a Qualified Opportunity Zone as well. Additional documents available to qualified developers.

**STRUCTURE**

**Basement** No  
**Basement Access Type**

**Building Number**  
**Total Units**  
**# of Stories**  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available**

**Ceiling Height**  
**Total Elevators**

**Total Drive-in Doors**  
**Door Height**

**Total Loading Docks**  
**Dock Levelers**  
**Dock Height**

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

**UTILITIES**

**GasNatAval**  
**Water Source** Public Water at Street  
**Sewer** Public Sewer at Street

**Utilities** Telephone Available  
**Internet** High Speed Intrnt Avail

**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**  
**Internet Service Provider**

**LOT & LOCATION**

**Submarket**  
**Project Building Name**

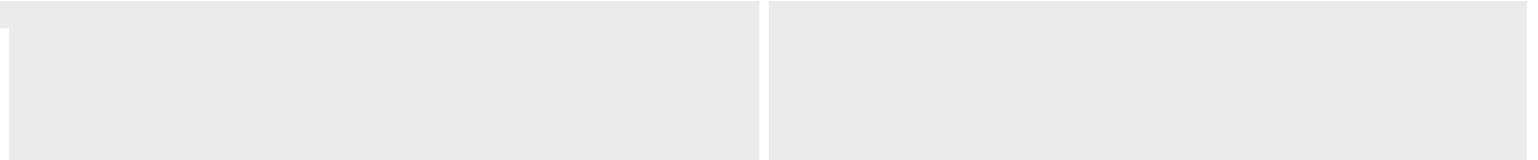
**Lot Features** Near Shopping, Corner, Neighbor  
Business, River, River Frontage, Near Hospital  
**Zoning Description** Business District

**Waterfront Property** Yes  
**Water View** Yes  
**Water Body Access** Yes  
**Water Body Name** Baker River  
**Water Body Type** River  
**Water Frontage Length**  
**Water Access Details** Directly Adjoining  
**Waterfront Property Rights** Exclusively Owned  
**Water Body Restrictions** Unknown

**ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**

**Surveyed**  
**Surveyed By**

**FEATURES**



**Air Conditioning Percent**  
**Sprinkler**  
**Signage**  
**Railroad Available**  
**Railroad Provider**

**Green Verification Body**  
**Green Verification Progrm**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**PUBLIC RECORDS**

**Deed Recorded Type** Warranty  
**Total Deeds**  
**Deed Book** 4645  
**Deed Page** 018

**Map** 212  
**Block** 0  
**Lot** 41  
**SPAN#**

**Tax Rate**  
**Tax Class**  
**Current Use** No  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**

**Property ID**  
**Plan Survey Number**

**DISCLOSURES**

**Foreclosed/Bank-Owned/REO** No  
**Sale Includes** Land/Building  
**Exclusions**  
**Investment Info**  
**Flood Zone** Yes  
**Seasonal**  
**Easements**  
**Covenants** No

**Financing-Current**  
**Financing-Possible Opt**  
**Auction**  
**Auction Date**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**PREPARED BY**

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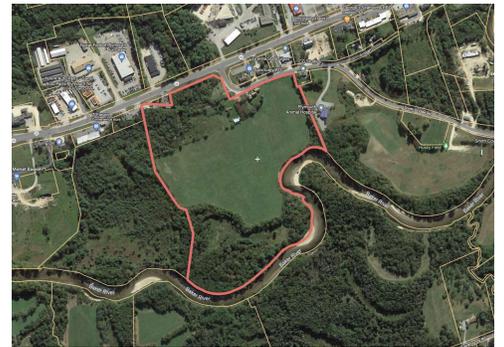


Listed by: Keegan Rice/ Badger Peabody & Smith Realty

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Keegan Rice

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