

RE-DEVELOPMENT PROJECT FOR SALE

RE-DEVELOPMENT APARTMENT COMPLEX OPPORTUNITY IN ANTRIM

42 Main St, Antrim, NH 03440



PROPERTY DESCRIPTION

Explore the potential of Antrim, a charming town in the heart of New Hampshire. This project features two buildings, each on a separate lot of record and an additional parcel for parking across the street. Strategically positioned to take advantage of the area's vibrant downtown and its proximity to local destinations and services, it has a high walk score providing a convenient setting for both potential and existing residents. It is located on the main commuting corridor.

The first building, which faces Main Street, currently accommodates commercial tenants and includes one residential apartment. The unoccupied portion of the building offers significant renovation potential. The adjacent second building, located on High Street, separated by a small stream, presents a great opportunity for re-development into residential apartments and other various uses. The third lot, situated across the street, offers flexible options for use, including a potential parking lot. With Antrim's blend of small-town charm and modern conveniences, this location presents a compelling option for developers looking to add in-need housing to NH housing inventory in a welcoming environment.

OFFERING SUMMARY

Sale Price:	\$945,000
Number of Units:	36
Lot Size:	89,595 SF
NOI:	\$73,251.00
Cap Rate:	7.75%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	134	241	450
Total Population	339	609	1,133
Average HH Income	\$93,354	\$93,368	\$93,611

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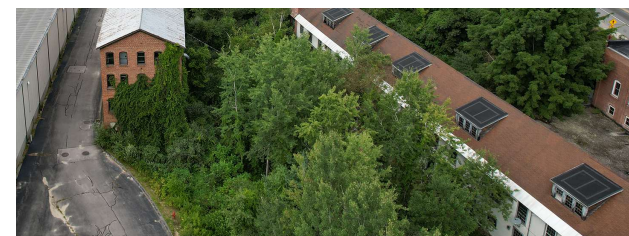
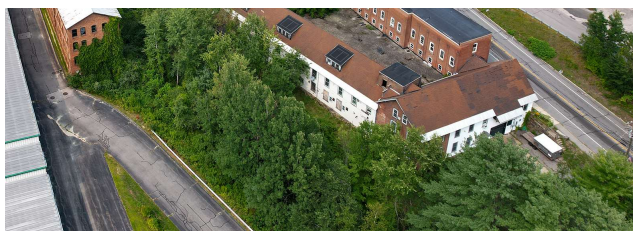
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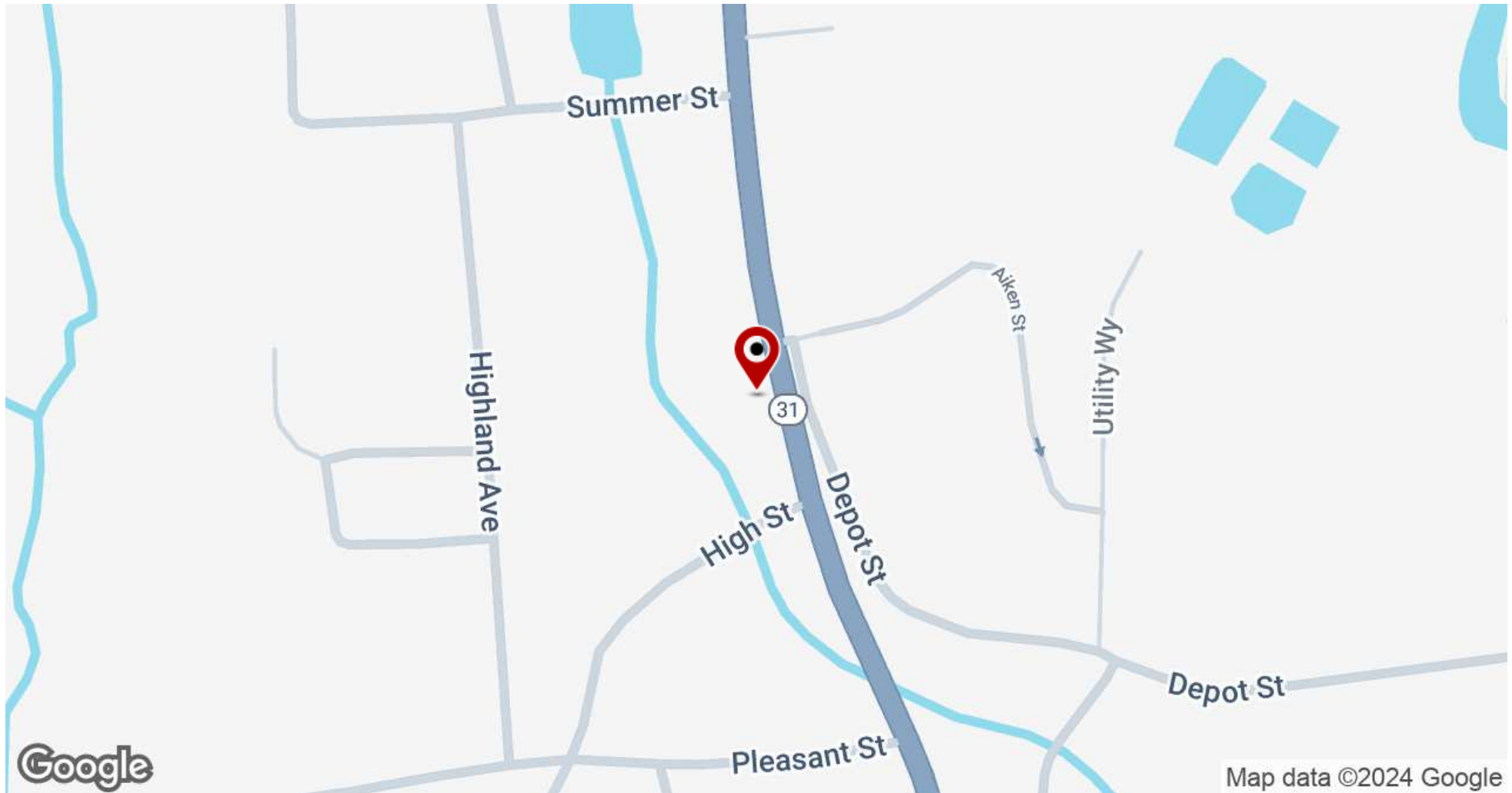
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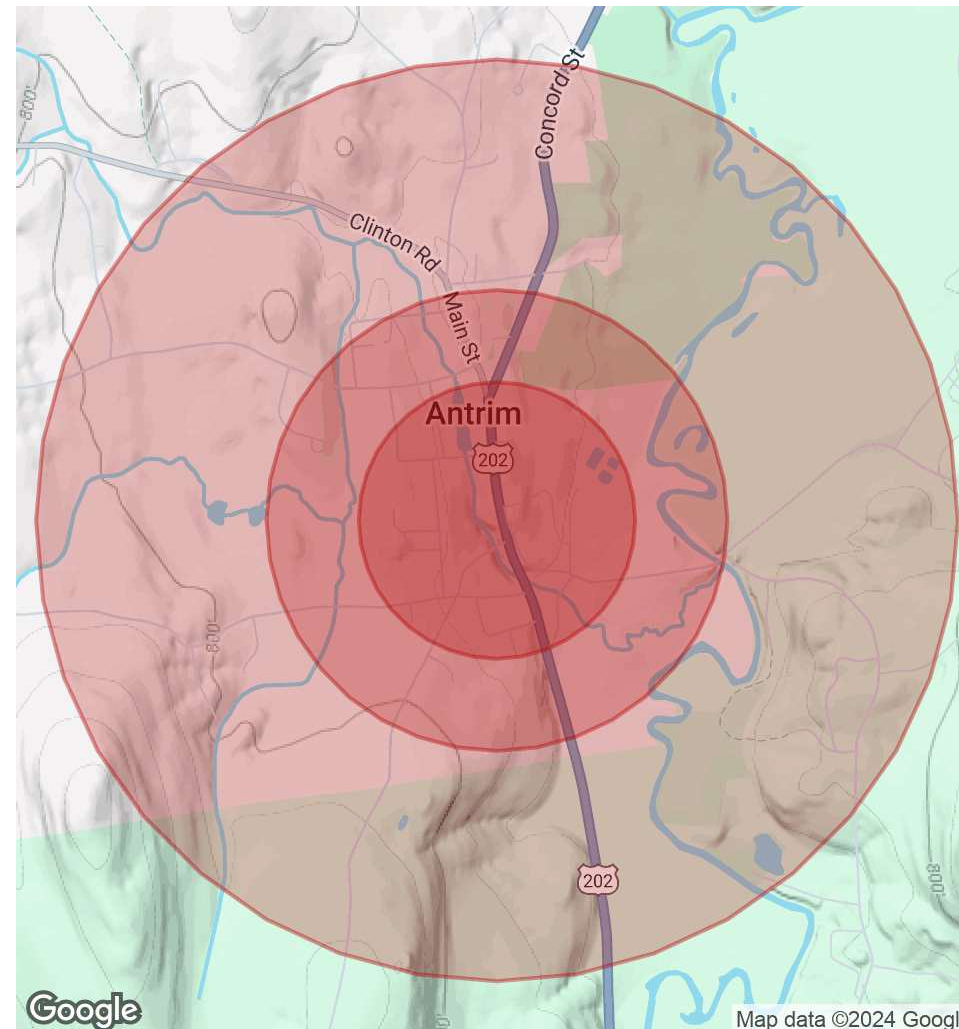
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	339	609	1,133
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	134	241	450
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,354	\$93,368	\$93,611
Average House Value	\$355,579	\$355,356	\$352,448

Demographics data derived from AlphaMap



Map data ©2024 Google

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INCOME SUMMARY

42 Main St Antrim, Unit #1 - Annual income	\$3,900
42 Main St Antrim, Unit #2 - Annual income	\$7,800
42 Main St Antrim, Unit #3 - Annual income	\$5,556
42 Main St Antrim, Unit #4 - Annual income	\$10,815
42 Main St Antrim, Unit #5 - Annual income	\$22,800
42 Main St Antrim, Unit #6 - Annual income	\$6,600
42 Main St Antrim, Unit #7 - Annual income	\$15,780
GROSS INCOME	\$73,251

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