



SPERRY

COMMERCIAL REALTY ASSOCIATES

**FOR SALE OR LEASE
67 SOUTH BROADWAY
SALEM, NH**

**RETAIL AUTOMOTIVE SALES
AND REPAIR GARAGE WITH
DISPLAY LOT**

**RETAIL DEVELOPMENT
OPPORTUNITY**



**DAVE TANGUAY
SENIOR ASSOCIATE
603-674-1617**



**SAHIL MARIPURI
ASSOCIATE
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www.TheCREassociates.com

603.262.3555 | 169 South River Road, Bedford, NH

HIGHLIGHTS

- Sale Price - \$2,500,000
- .65 Acres
- Lot has approximately 190' of road frontage and lot spans 150' deep
- Two existing curb cuts on South Broadway - Nearly 19,000 VPD
- Zoning regulates minimum of 2,000ft between used car dealerships
- Full access entry and exit
- Existing building on property - 1,998 SF
- Ground lease terms to be negotiated
- Zoning CIC - Allowing a wide range of permitted uses, including retail, restaurant, medical, and professional office
- City Water/Sewer on site
- Natural gas available on street
- Convenient access to I-93 (1.3 miles from Exit 1 and 2 miles from Exit 2)
- 32 miles North of Boston
- 2.8 miles from Mass border





DESCRIPTION

Substantial Price Improvement | Seller Financing Available

67 South Broadway in Salem, NH now presents an even more compelling acquisition opportunity, with a significant adjustment in pricing and a motivated seller willing to offer seller financing to a qualified buyer. This flexibility creates a rare chance to acquire a highly visible commercial asset with favorable terms in one of Southern New Hampshire's strongest corridors.

The property sits directly across from Tuscan Village, the region's premier mixed-use lifestyle destination, offering unmatched exposure in a rapidly growing and highly trafficked trade area.

Tuscan Village has transformed the Salem market into a true regional draw, attracting visitors from across New England with a curated mix of national retailers, chef-driven restaurants, luxury residential units, an upscale boutique hotel, Class A office space, and the Mass General Brigham Healthcare Center.

With over \$800+ million in ongoing redevelopment, the area has seen dramatic increases in traffic counts, sustained upward pressure on surrounding property values, and strong, durable demand for well-located commercial sites like 67 South Broadway.

TABLE OF APPROVED USES

LAND FOR SALE OR LEASE | 67 South Broadway

Principal Use	CI-BC
Educational and Institutional	
Public and parochial schools	P
Secondary schools	P
Postsecondary/university	P
Family day-care home	—
Other private schools	P
Day-care facilities	—
Child care, nursery, nursery school	P (CI-B)
Group day-care center	—
Churches	P
Parish houses, convents	—
Religious institutions	—
Municipal buildings	P
Libraries	—
Parks and playgrounds	—
Community service center	—
Services — Entertainment and	
Commercial activities common to recreation areas	—
Golf course	—
Indoor skating, tennis	—
Amusement park	P
Racetrack	P
Bowling alley, golf driving, dance hall, drive-in, movie theater	P
Sexually oriented business	P

Principal Use	CI-BC
Health clubs, recreation and sports facilities	P
Services — Medical	
Hospital	P
Adult care agency	—
Nursing, convalescent home	—
Continuing care	—
Assisted living facility	—
Health care facilities	P
Services — Transportation	
Parking facility, public and private	P
Public garages, repair shops	P
Passenger/taxi services	P
Services — Retail and Commercial	
Retail stores	P
Business/professional offices	P
Mixed office residential	—
Funeral establishment	P
Banks	P
Studios	P
Restaurants	P
Personal services	P
Feed, hay, grain and building materials sales	P
Motor vehicle fuels, storage/dispensing	P
Gasoline station	P

Principal Use	CI-BC
Sales/repair for autos, boats, industrial, farm, construction equipment	P
Monument storage, sales	P
Liquor storage, sales	P
Furniture storage, sales	P
Construction, plumbing sales	P
Energy sales	P
Veterinarian facility	P
Animal hospital	P
Printing plants	P
Laundry, commercial	P
Laundry, self-serve	P
Motels and hotels	P
Community shop village	—
Agriculture	
Farming/agriculture	P
Forestry	—
Keeping of cows, goats, sheep, horses, etc.	—
Greenhouses/nurseries	P
Kennels/animal shelters	P
Roadside stands	P
Research and Manufacturing	
Facilities for research and manufacture, assembly, storage, etc.	P

AERIAL VIEW

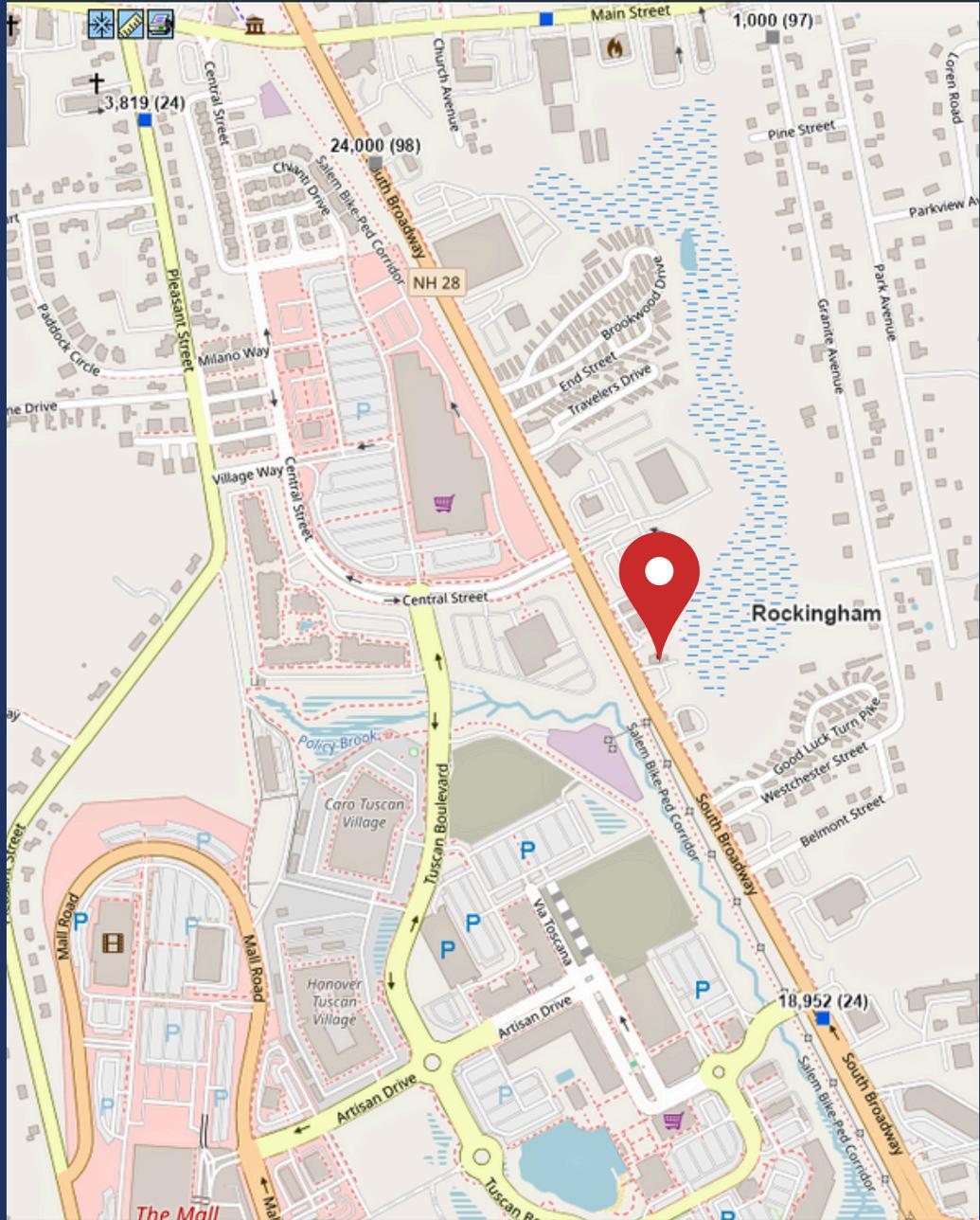
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HIGH-TRAFFIC RETAIL LOCATION



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ADVISOR BIO



Sahil Maripuri

SPERRY-Commercial Realty Associates
Associate

Sahil brings a unique blend of investment experience and technical expertise to his role at SPERRY, with a strong focus on multifamily real estate. As a former venture capital leader, he helped deploy over \$50 million into residential assets nationwide, including large-scale apartment complexes and SFR portfolios. He leverages this background to guide clients through complex investment decisions with clarity and confidence. Known for his professionalism and strategic mindset, Sahil is deeply committed to delivering value through thoughtful, solutions-oriented service tailored to each client's goals.



Dave Tanguay

SPERRY-Commercial Realty Associates
Senior Associate

Dave brings over 10 years of experience in sales within the business and office supply industry, where he developed a reputation for reliability, communication, and results. Known for his strong work ethic and dedication to client satisfaction, Dave focuses on building long-term relationships by listening closely to client needs and following through with precision. His approach ensures each client receives personalized service and consistent value throughout every stage of the process.