

For Sale

55+ Housing Redevelopment Site

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

496 Daniel Webster Hwy Merrimack, NH

Property Highlights

- Long-time family-owned 5.6± acre level site on Daniel Webster Highway suitable for redevelopment
- General Commercial zone with an overlay for Elderly Housing
- Site is serviced by municipal water and sewer, as well as natural gas; subject to a Groundwater Management Permit with DES
- Conceptual plans indicate the lot can accommodate up to 26 single-level units with 1-car garage
- Located directly on Route 3/Daniel Webster Highway with easy access to the center of town and Everett Turnpike

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Sale



UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

CONCEPT #4
496 D. W. HIGHWAY
 MAP SD-3 LOT 111
 496 D.W. HIGHWAY
 MERRIMACK, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/ARCHITECT
 DOROTHY M. PYNEBURG
 REVOCABLE TRUST
 30 WEST ROAD
 MERRIMACK, NH 03054
 BK. 9089 PG. 997

KVA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Planning Landscape Architecture
 18 Dunmore Park North, Suite 200, Bedford, NH 03110 Phone (603) 887-0881

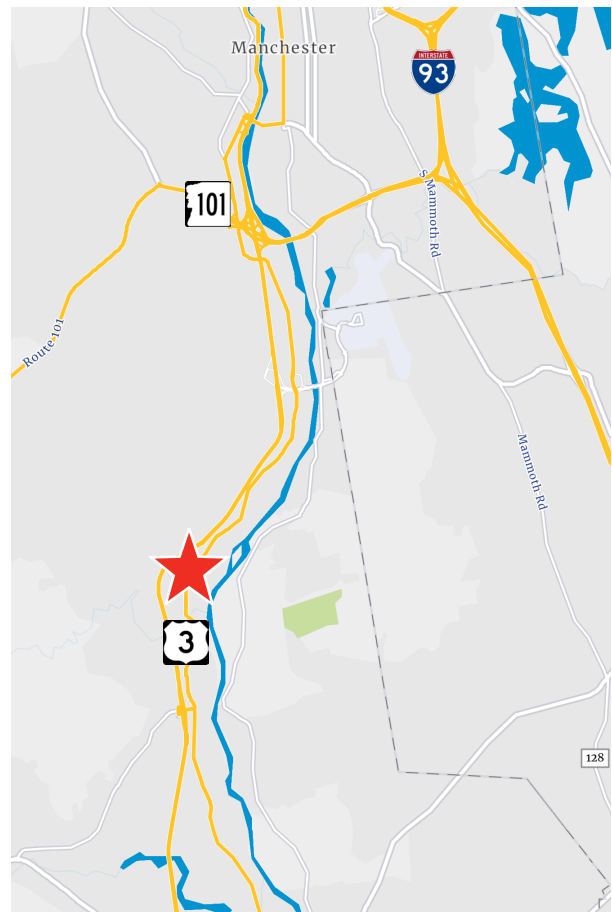
NO.	DATE	REVISION/DESCRIPTION	BY

DATE: MAY 9, 2024 SCALE: 1" = 40'
 PROJECT NO: 24-0318-1 SHEET: 1 OF 1

Conceptual Plan

Specifications

Address:	496 Daniel Webster Highway
Location:	Merrimack, NH
Acreage:	5.6±
Road Frontage:	567± on Daniel Webster Highway
Utilities:	Municipal water & sewer Natural gas
Zoning:	General Commercial & Elderly Housing Overlay
2023 Taxes:	\$14,906
List Price:	\$1,500,000



Colliers | 175 Canal Street, Suite 401, Manchester, NH 03101
 +1 603 623 0100 | colliersnh.com