

# Active Garage 4 Sale,w/7 acres!

**8 Martin Road  
Weare**

**NH 03281**

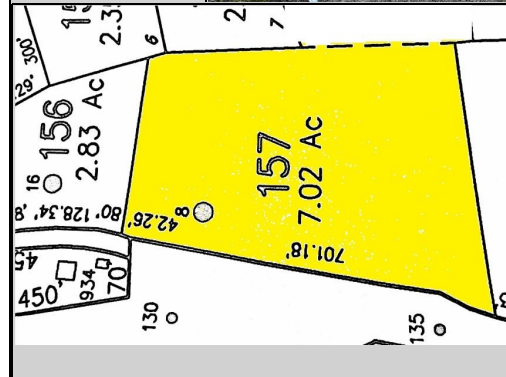


Nearly 3,000  
ft

Poss  
Subdivision



<b>MLS #</b>	4952712	<b>Price</b>	\$865,000
<b>Property Class</b>	Commercial Sale	<b>Status</b>	Active
<b>Village/Dist/Locale</b>		<b>Road Frontage</b>	Yes
<b>Year Built</b>	2013	<b>RdFntLngth</b>	743
<b>ConstrStat</b>		<b>Gross Income</b>	
<b>SqFtBldg</b>	2,956	<b>ExpAnnual</b>	
<b>SqFt-TotAv</b>	2,956	<b>Net Income</b>	
<b>Zoning</b>	COM	<b>Lot Size Acres</b>	7.020000
<b>Taxes TBD</b>	No	<b>Lot - Sqft</b>	305,791
<b>TaxGrosAmt</b>	\$5,446.00	<b>Traffic Count</b>	5,000
<b>Tax Year</b>	2022		
<b>Sub Property Type</b>	Business, Development		



High Visibility  
from Rte 114

**EXP Realty**

**Off: 888-398-7062**

**Donald Goudreau**

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**Cell: 603-370-0798**



Work in existing shop and subdivide off 3+ acres for your home to be built after a simple subdivision at Buyer's due diligence & expense. Desirable Weare location visible from busy commercial mixed use Rte 114. This 3,000+- Sq foot Garage building was completely rebuilt and over built in 2013. The 7+ acres has subdivision possibilities directly on Rte 114. The garage is 40'X72' and wood construction, (Poss 2 lot subdivision). There is a 14'X22' top level and a bonus 14'X22' additional walk above storage area. Outside there is a 53' storage trailer, three 18'X21' car ports and a 14' storage Box that will stay. The primary garage features a 1/2 bath, 1 driveway cut, well, septic, 5 bays, 14' ceiling height, a 10'X14" Door and 3 total doors at the garage building. There are 3 car lifts that will stay with the property. Weather a car collector or a business person this could be the perfect location for all your toys or new business location ideal for automotive and truck sales and service.

**Call Listing Agent Don Goudreau for details or a showing at 603-370-0798.**

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Listed By:

Donald Goudreau - EXP Realty