



## 21 NH Route 12 S

21 NH Route 12 S, Fitzwilliam, NH 03447

### **Srey Goodwin**

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# 21 NH Route 12 S

\$875,000

Mixed use property total of 9 units fully leased. restaurants ,office spaces , warehouse spaces ,and four residential Units

Gross Income \$125,700

Annual operating expenses \$37,432

Net operating income (NOI) \$88,268

Purchase price / value \$875,000.00

Market value is \$895.000

CAP RATE 10.09%

buyer commission 3%

property disclosure available with signed Confidentiality Agreement....

- heavy traffic
- Lots of natural lights
- open plan with expose brick wall



Price:	\$875,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment
Cap Rate:	10.09%
Lot Size:	1.54 AC
Gross Leasable Area:	8,628 SF
No. Stories:	1
Year Built:	1986
Zoning Description:	GB G
APN / Parcel ID:	FITZ-000034-000027-000000
Walk Score ®:	27 (Car-Dependent)



**21 NH Route 12 S, Fitzwilliam, NH 03447**

# Property Photos



kitchen



Kitchen

# Property Photos



living room



living room

# Property Photos



kitchen , living room



APT 3D from door

# Property Photos



IMG\_3513



Building Photo

# Property Photos



Building Photo



Building Photo



# Property Photos



Building Photo



Building Photo

# Property Photos



Other

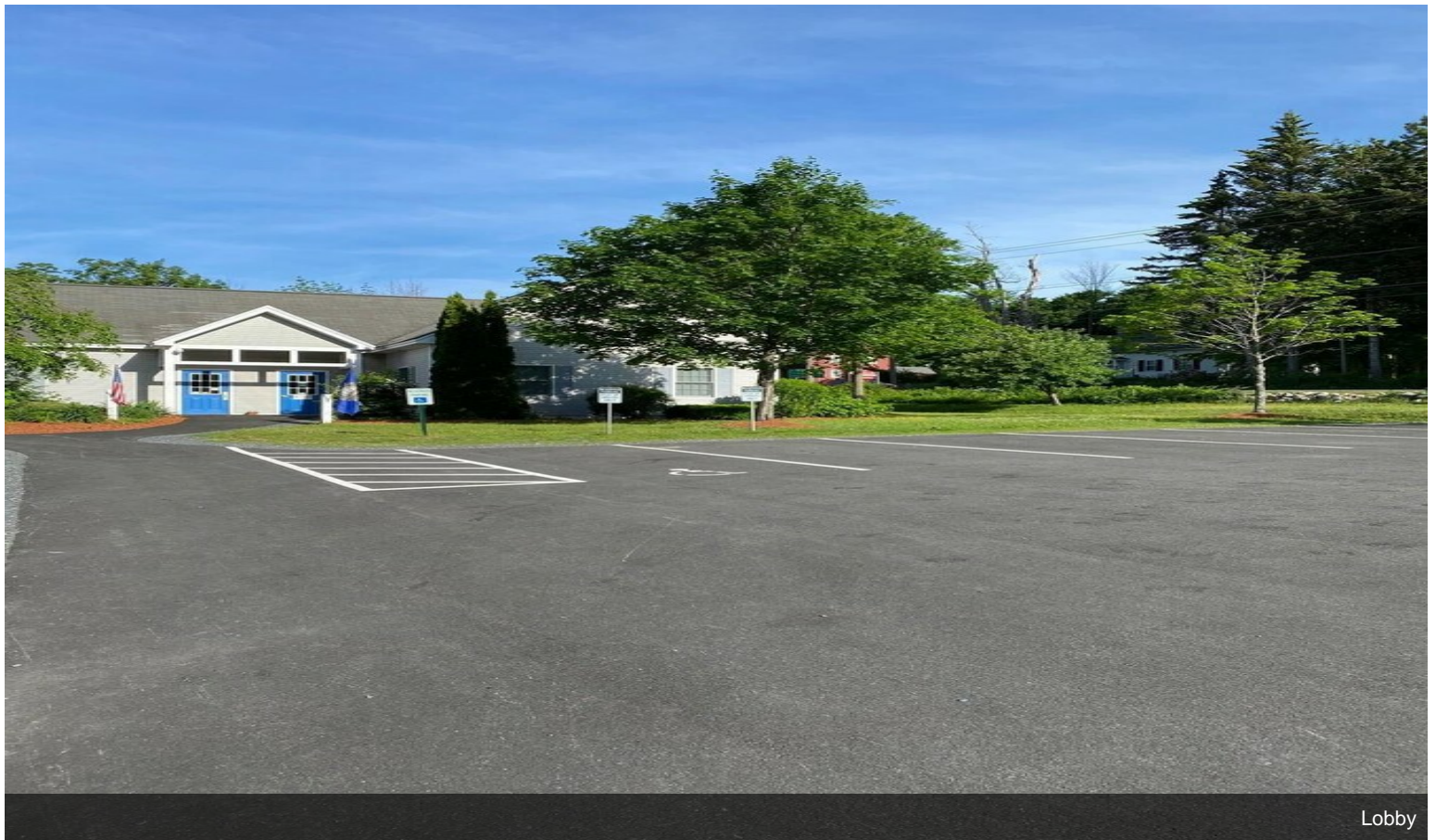


Other

# Property Photos



Restaurant Decking Area



Lobby

# Property Photos

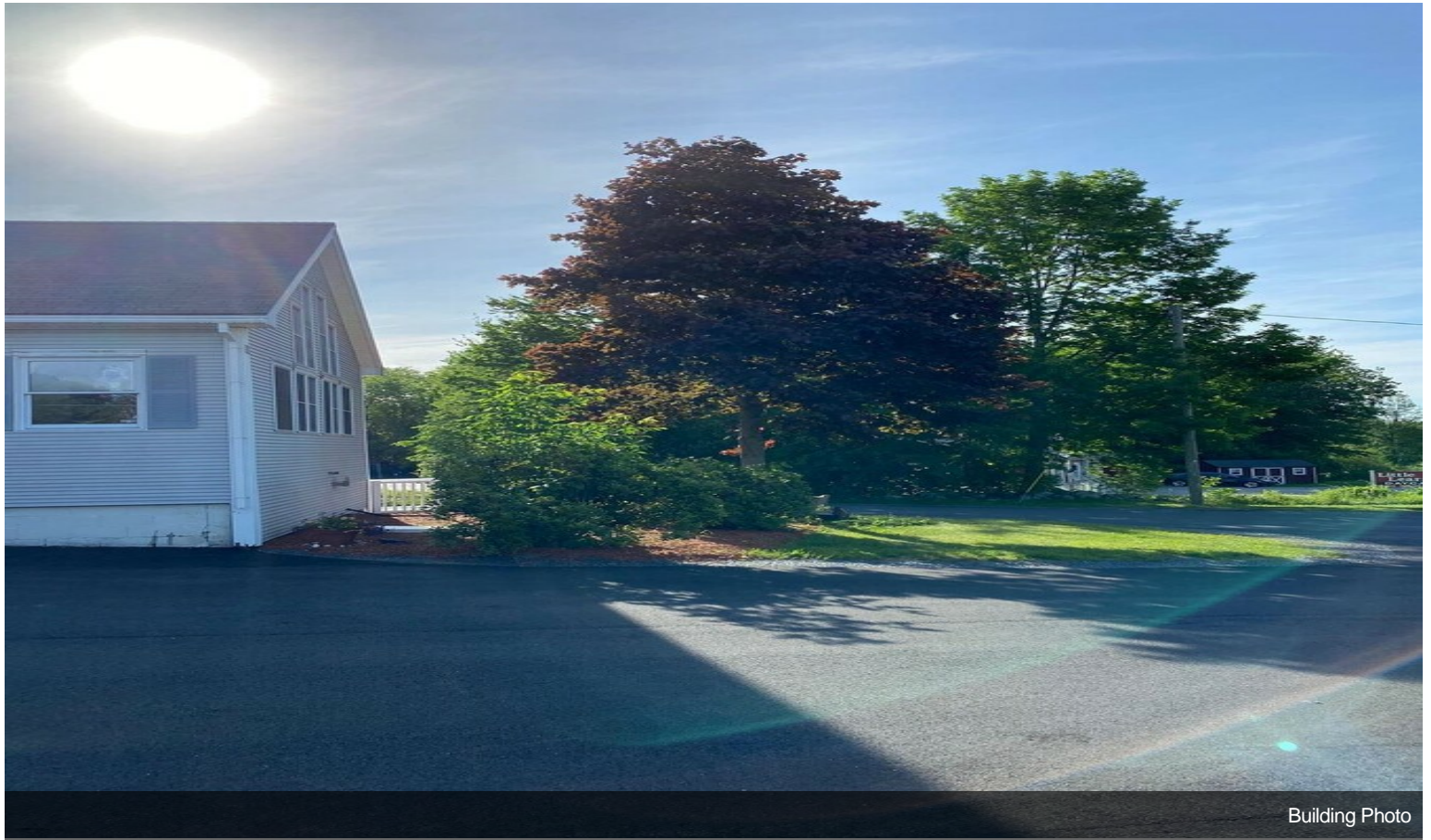


Building Photo



Other

# Property Photos

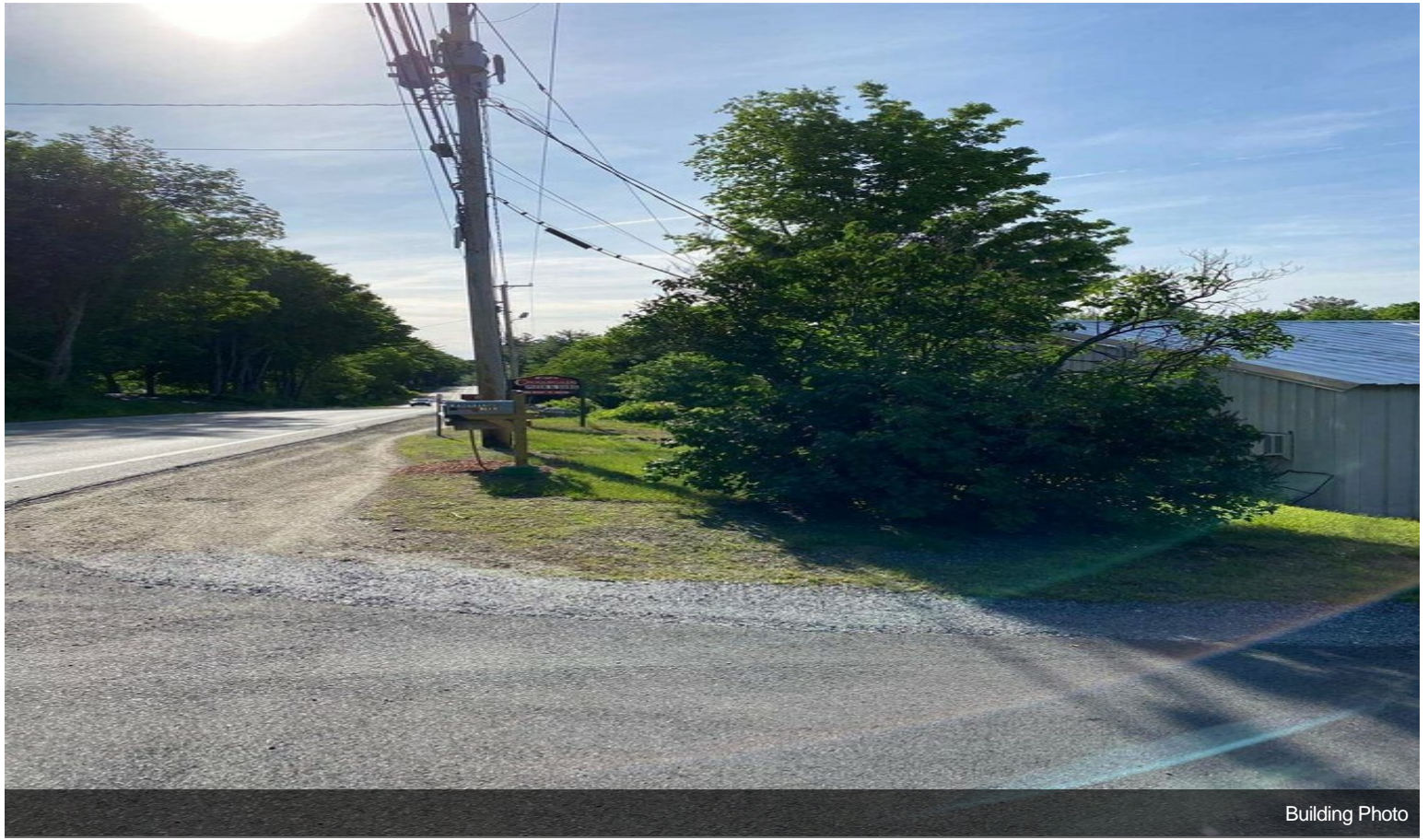


Building Photo



Other

# Property Photos



Building Photo



Building Photo