



Offering Memorandum



Turnkey Auto Repair Facility for Sale & Lease

386 DANIEL WEBSTER HWY, MERRIMACK, NH 03054

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Property Information

PROPERTY SUMMARY

TURNKEY AUTO REPAIR FACILITY FOR LEASE

386 DANIEL WEBSTER HWY
MERRIMACK, NH 03054

OFFERING SUMMARY

SALE PRICE:	See Broker
LEASE RATE:	Negotiable
BUILDING SIZE:	4,131 SF
AVAILABLE SF:	4,131 SF
LOT SIZE:	29,642 SF
PRICE / SF:	See Broker

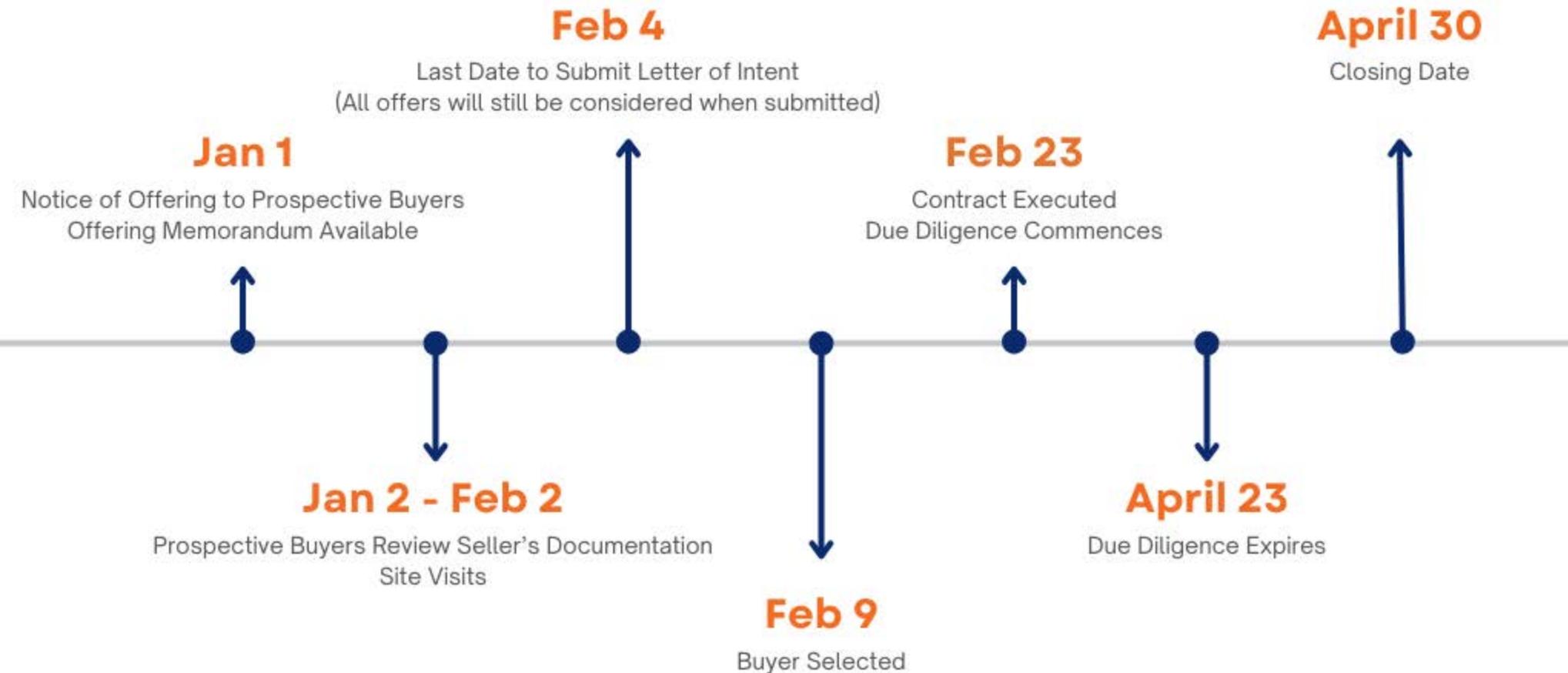


PROPERTY SUMMARY

6 Bay auto garage with three car lifts and two oil change bays, ready for a new owner. Call for offers is February 4th. Property cannot be used to sell vehicles, Car Wash Bays have been decommissioned.

CALL FOR OFFERS

386 DANIEL WEBSTER HWY, MERRIMACK



PROPERTY HIGHLIGHTS

- High-Traffic Location (13,993 VPD)
- Turnkey Auto Use
- Flexible Redevelopment Potential
- Excellent Visibility & Signage
- Surrounding Businesses
- Call For Offers Feb 4th
- 6 Bays (2 Quick Lube)
- Turnkey Operation



Six Bay Garage



Two Quick Lube Bays



Three Lifts Included

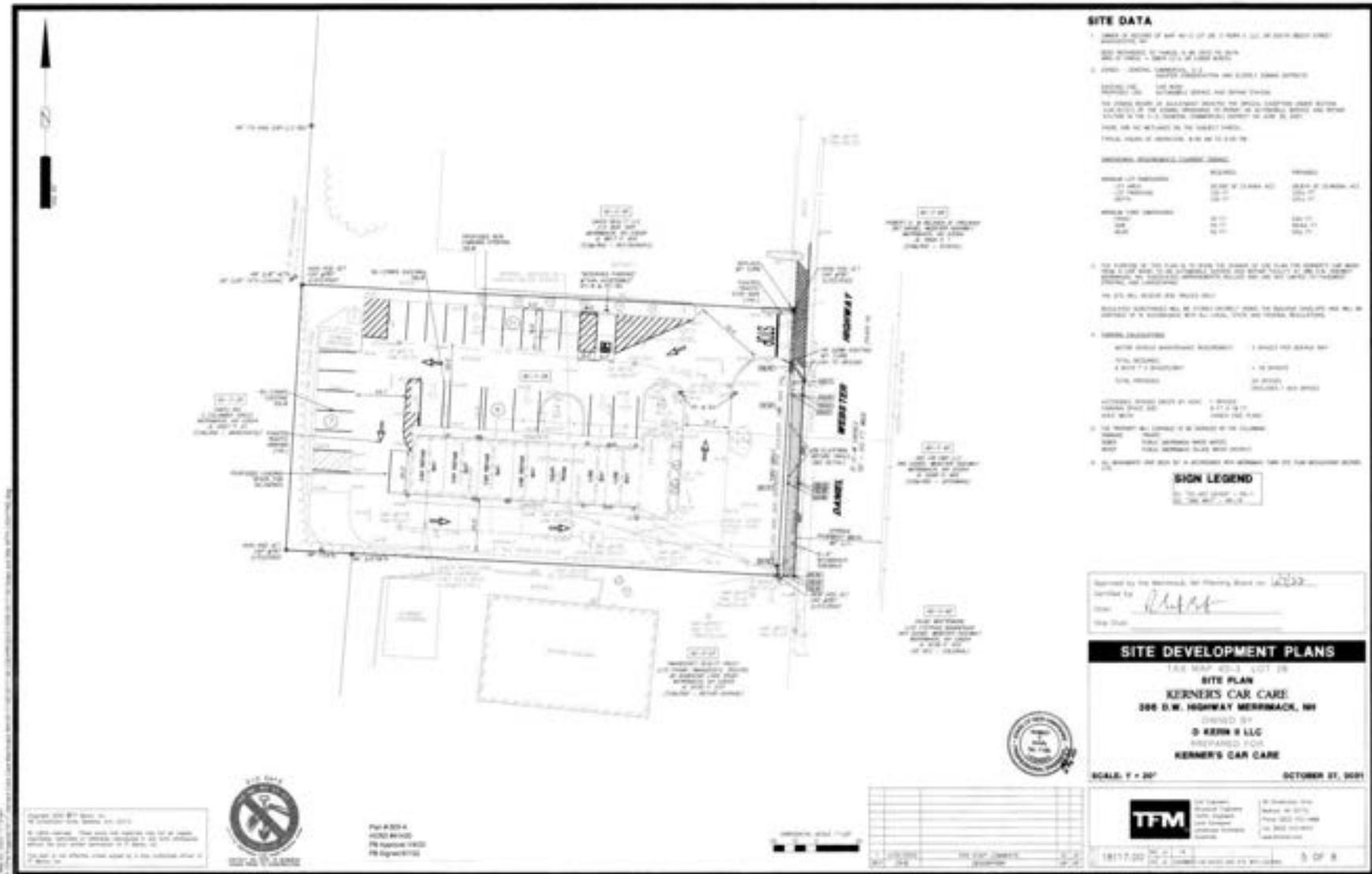


PROPERTY PHOTOS



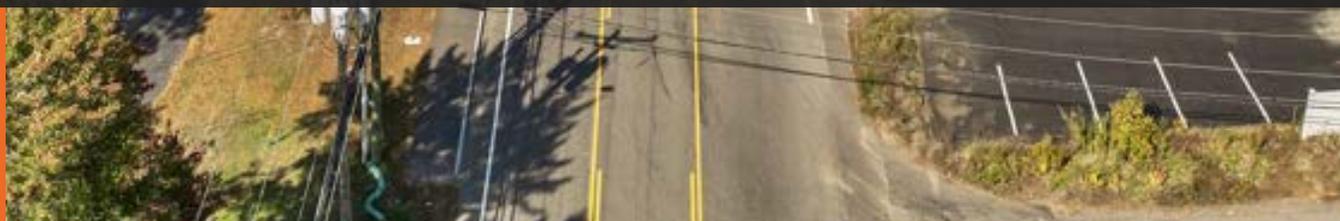
ADDITIONAL PHOTOS







Location Information

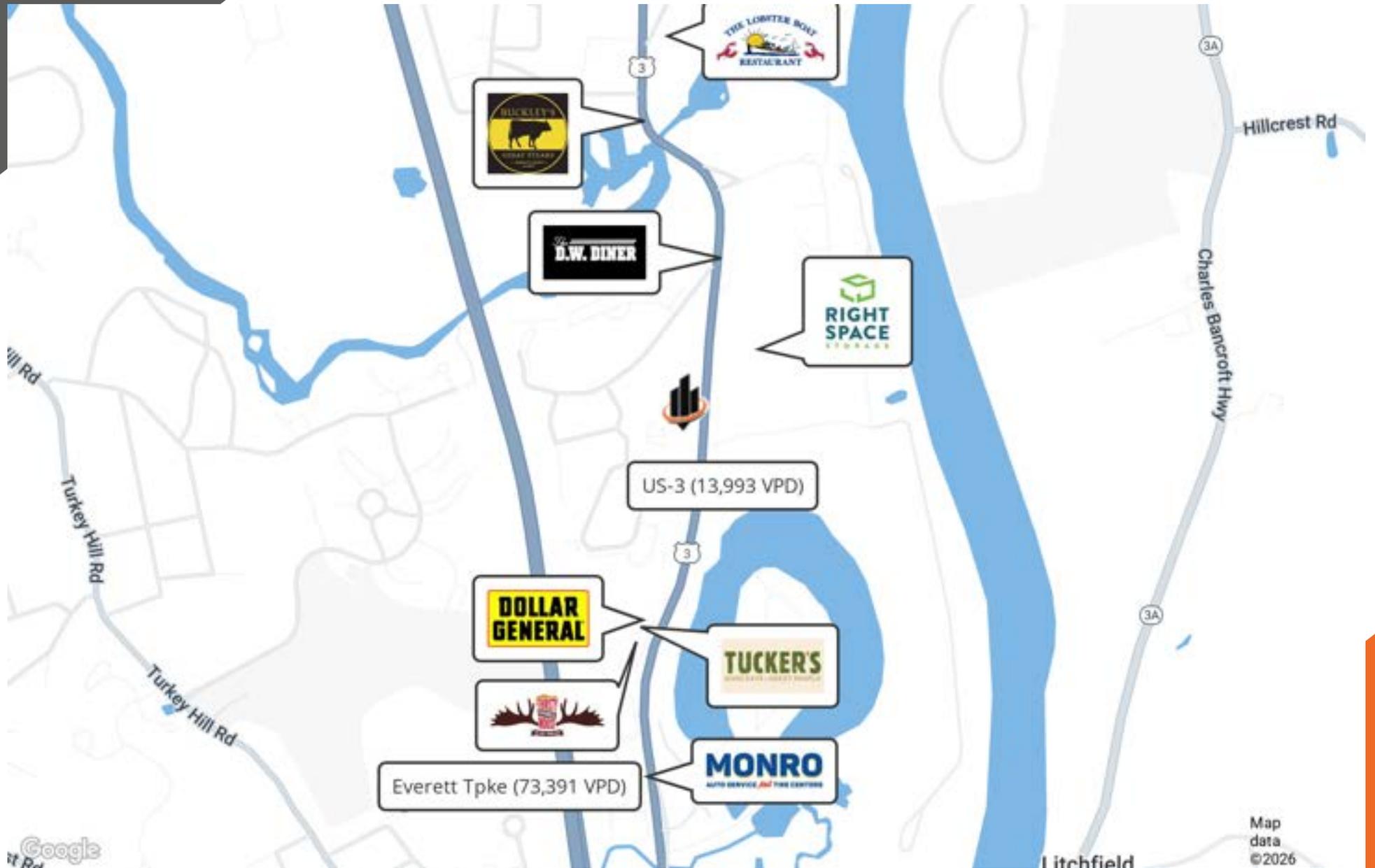


LOCATION DESCRIPTION

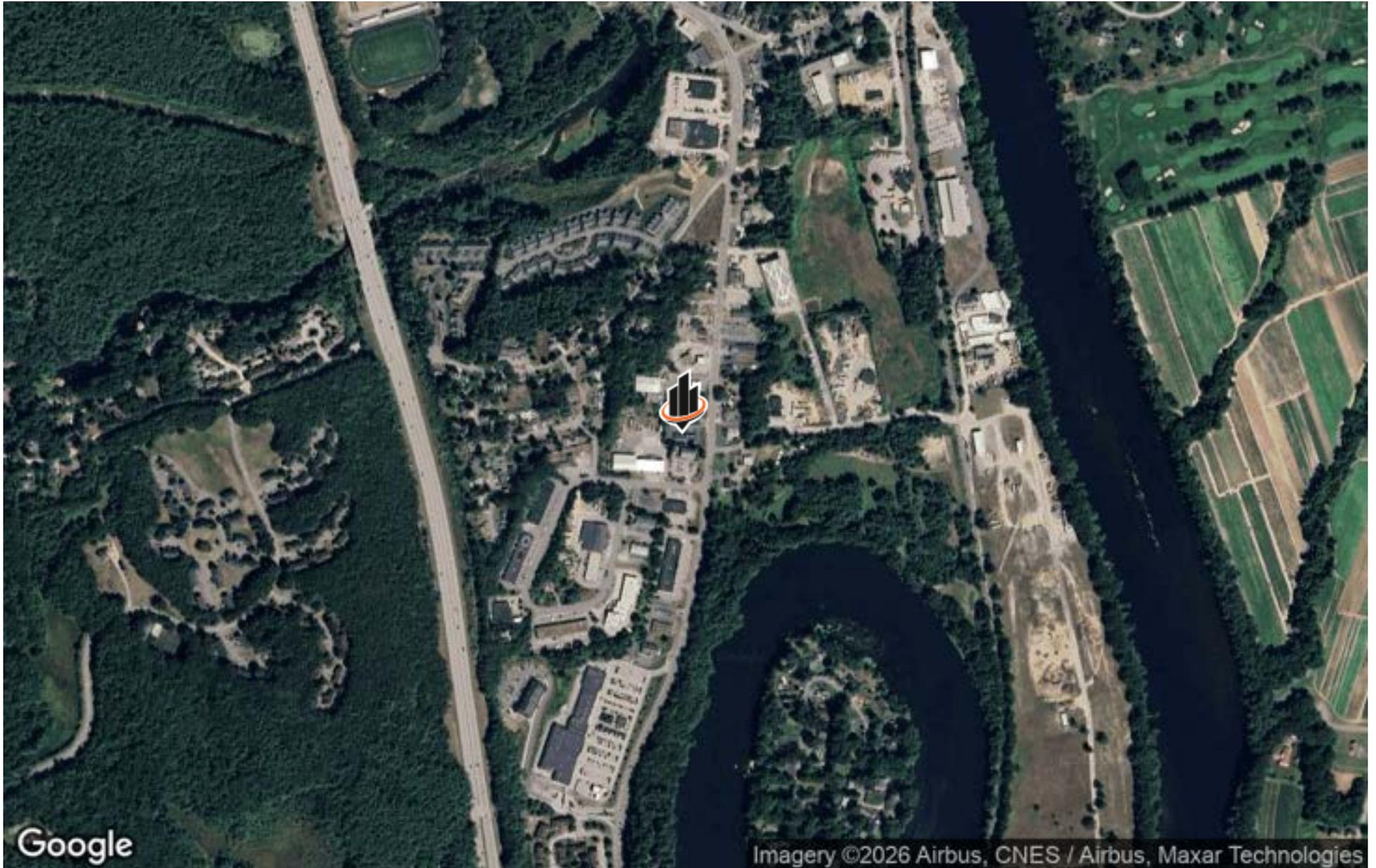


Prime automotive opportunity on highly visible Daniel Webster Highway in Merrimack. Formerly an oil change facility, this ±4,131 building features three drive-in bays with overhead doors, existing infrastructure tailored for automotive use, and ample on-site parking. With excellent signage, strong daily traffic counts, and easy access, the property is ideally suited for auto repair, detailing, tire service, or similar operations. Surrounded by established retail and service businesses, this location offers strong visibility and built-in customer traffic.

REGIONAL MAP



AERIAL MAP



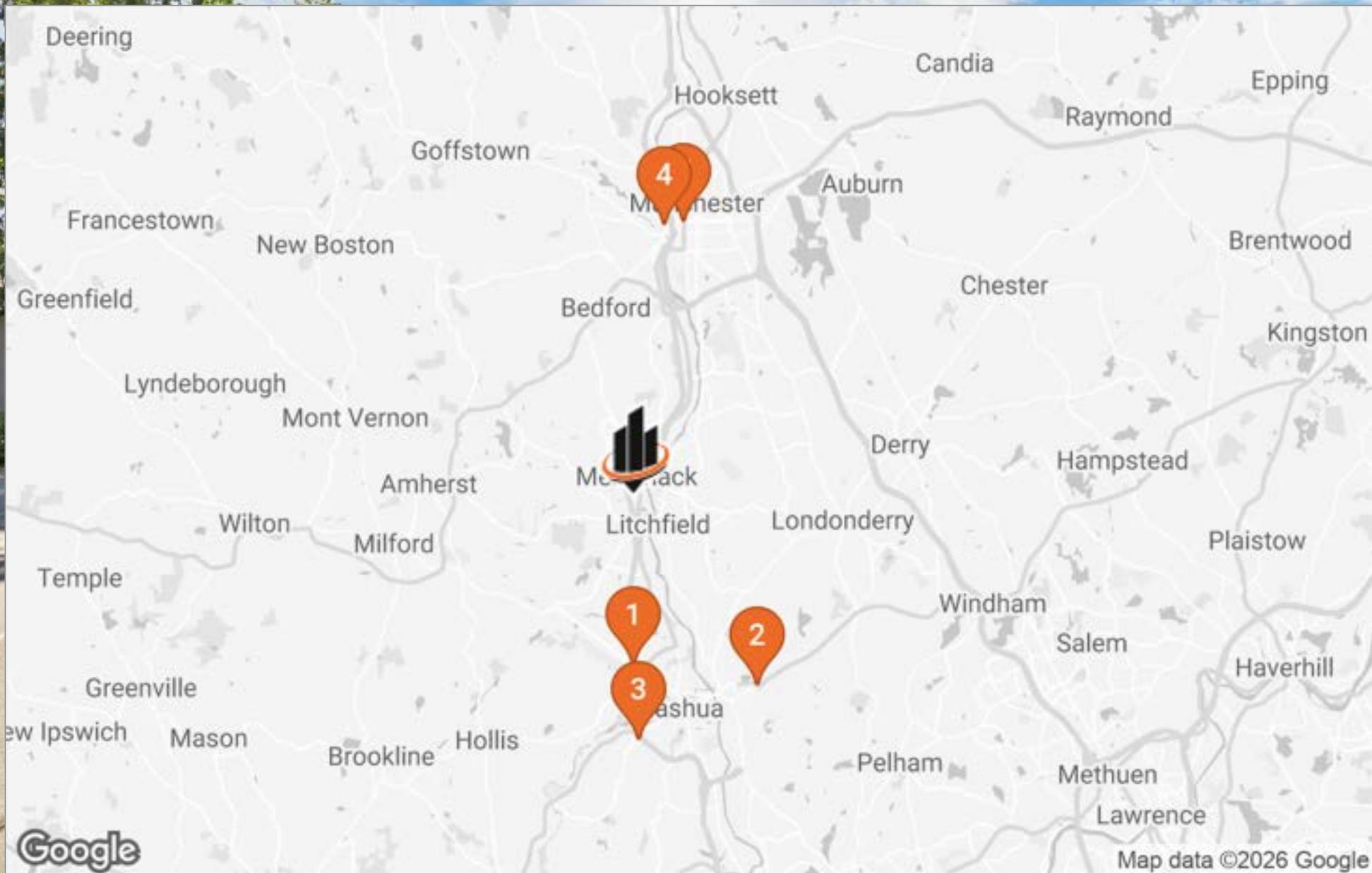


Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	PRICE/ACRE
★	Turnkey Auto Repair Facility for Lease 386 Daniel Webster Hwy Merrimack, NH	See Broker	4,131 SF	29,642 SF	See Broker	\$1,763,444
1	Precision Collision and Custom 236 Amherst St Nashua , NH	\$1,000,000	5,163 SF	28,750 SF	\$193.69	\$1,515,151.52
2	Clean Monster Car Wash 184 Central St Hudson , NH	\$809,000	1,926 SF	20,473 SF	\$420.04	\$1,721,276.60
3	DFA Auto Care 11 Progress Ave Nashua , NH	\$650,000	3,163 SF	22,216 SF	\$205.50	\$1,274,509.80
4	Prives Auto Repair 96 West St Manchester , NH	\$215,000	1,025 SF	5,663 SF	\$209.76	\$1,653,846.15
5	Inner City Auto Repair 560 Elm St Manchester , NH	\$1,350,000	2,694 SF	6,534 SF	\$501.11	\$9,000,000.00
	AVERAGES	\$804,800	2,794 SF	16,727 SF	\$306.02	\$3,032,956.81

SALE COMPS MAP & SUMMARY





★ TURNKEY AUTO REPAIR FACILITY FOR LEASE

386 Daniel Webster Hwy
Merrimack, NH 03054

PRICE:	See Broker	BLDG SIZE:	4,131 SF
LOT SIZE:	29,642 SF	NO. UNITS:	1
YEAR BUILT:	1988		



1. PRECISION COLLISION AND CUSTOM

236 Amherst St
Nashua , NH 03063

PRICE:	\$1,000,000	BLDG SIZE:	5,163 SF
LOT SIZE	28,750 SF		



2. CLEAN MONSTER CAR WASH

184 Central St
Hudson , NH 03051

PRICE:	\$809,000	BLDG SIZE:	1,926 SF
LOT SIZE	20,473 SF	NO. UNITS:	1
YEAR BUILT:	1986		

SALE COMPS

3



3. DFA AUTO CARE

11 Progress Ave
Nashua , NH 03062

PRICE:	\$650,000	BLDG SIZE:	3,163 SF
LOT SIZE	22,216 SF	NO. UNITS:	1
YEAR BUILT:	1964		

4



4. PRIVES AUTO REPAIR

96 West St
Manchester , NH 03102

PRICE:	\$215,000	BLDG SIZE:	1,025 SF
LOT SIZE	5,663 SF	NO. UNITS:	1
YEAR BUILT:	1970		

5



5. INNER CITY AUTO REPAIR

560 Elm St
Manchester , NH 03101

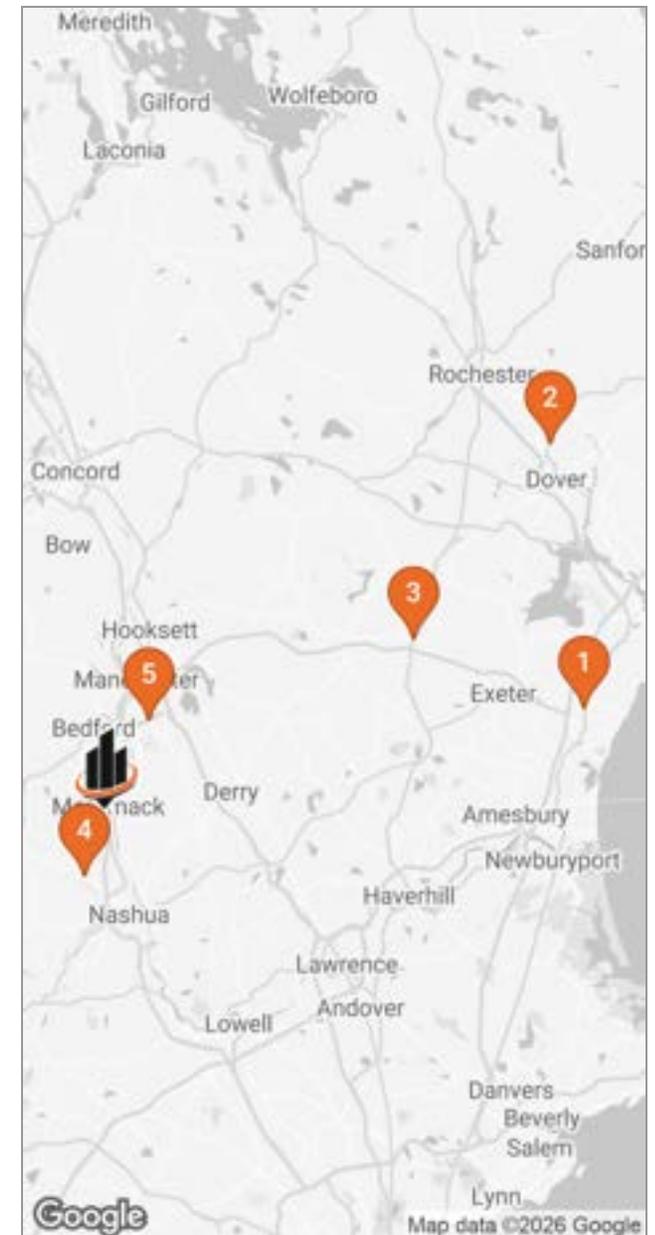
PRICE:	\$1,350,000	BLDG SIZE:	2,694 SF
LOT SIZE	6,534 SF	NO. UNITS:	1
YEAR BUILT:	1928		



Lease Comparables

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
★	Turnkey Auto Repair Facility for Lease 386 Daniel Webster Hwy Merrimack, NH	Negotiable	NNN	4,131 SF
1	Jiffy Lube - North Hampton 27 Lafayette Rd North Hampton , NH	\$59.69 /SF/yr	NNN	2,269 SF
2	Firestone - Somersworth 442 High St Somersworth , NH	\$34.19 /SF/yr	NNN	5,800 SF
3	O'Riley Automotive - Epping 151 Calef Hwy Epping , NH	\$18.77 /SF/yr	NNN	11,225 SF
4	Midas - Nashua 518 Amherst St Nashua , NH	\$15.08 /SF/yr	NNN	5,900 SF
5	Midas - Manchester 22 Auto Center Rd Manchester , NH	\$15.46 /SF/yr	NNN	7,440 SF
AVERAGES		\$28.64 /SF/YR		6,527 SF



LEASE COMPS



TURNKEY AUTO REPAIR FACILITY FOR LEASE

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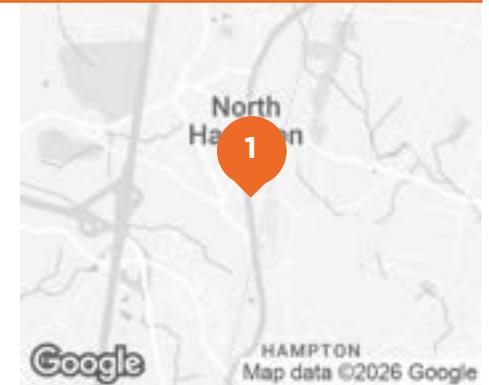
LEASE RATE Negotiable **LEASE TYPE:** NNN
SPACE SIZE: 4,131 SF **NO. UNITS:** 1



JIFFY LUBE - NORTH HAMPTON

27 Lafayette Rd , North Hampton , NH 03862

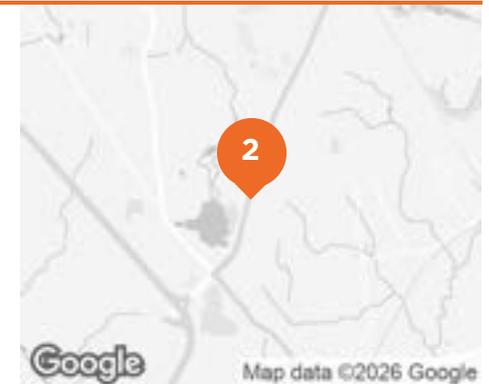
LEASE RATE \$59.69 /SF/yr **LEASE TYPE:** NNN
SPACE SIZE: 2,269 SF



FIRESTONE - SOMERSWORTH

442 High St , Somersworth , NH 03878

LEASE RATE \$34.19 /SF/yr **LEASE TYPE:** NNN
SPACE SIZE: 5,800 SF



LEASE COMPS

3

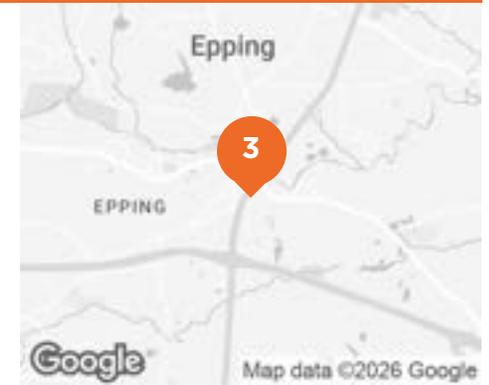


O'RILEY AUTOMOTIVE - EPPING

151 Calef Hwy, Epping , NH 03042

LEASE RATE \$18.77 /SF/yr **LEASE TYPE:** NNN

SPACE SIZE: 7,225 SF



4



MIDAS - NASHUA

518 Amherst St , Nashua , NH 03063

LEASE RATE \$15.08 /SF/yr **LEASE TYPE:** NNN

SPACE SIZE: 5,900 SF



5



MIDAS - MANCHESTER

22 Auto Center Rd , Manchester , NH 03103

LEASE RATE \$15.46 /SF/yr **LEASE TYPE:** NNN

SPACE SIZE: 7,440 SF





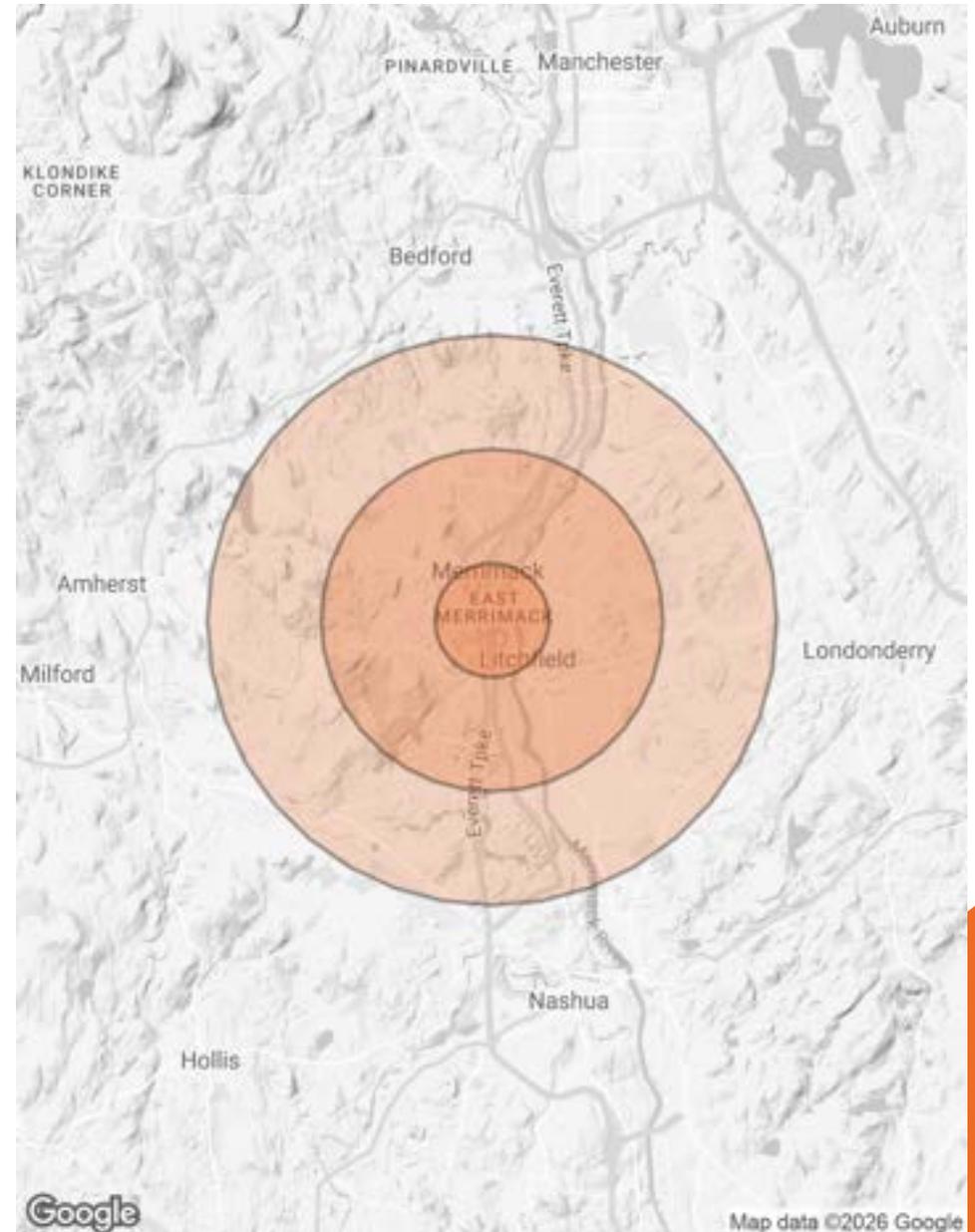
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,200	23,430	60,169
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,319	8,924	23,138
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$143,307	\$154,053	\$156,485
AVERAGE HOUSE VALUE	\$467,136	\$488,885	\$499,545

Demographics data derived from AlphaMap





The Team

MEET THE TEAM



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