

For Sale // Industrial - Retail

972 West Swanzey Rd, Swanzey, NH



\$795,000


About:

Dream Big! Fully renovated (like new) 7000sf building located on busy Rt 10 in West Swanzey NH. You won't believe the quality and thoroughness of this property. IDEAL for auto body, restoration, sales, plumbing -heating business, so much potential! Large truck access from TWO streets. Two private offices, data/IT room with AMAZING NEW computer network, cameras, and customizable workstations. Employee bathroom, customer bathroom, showroom, customer waiting area and more.



Contact Details:

 **Bill Hutwelker**

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Property Renovations Include:

- ▶ ALL updated 3phase electric
- ▶ Fully plumbed for compressed air
- ▶ New computer network and cameras
- ▶ Fully bonded rubber membrane roof over top of 5.2" of insulation
- ▶ New LED lighting
- ▶ Cut and polished concrete and other commercial carpet
- ▶ New retail / work counters and displays
- ▶ Office furnishings available
- ▶ Tall ceilings for automotive lifts
- ▶ Two large electric overhead doors
- ▶ Newly fully paved property

Property Details:



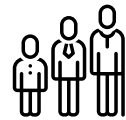
Population

1 mile: 507
3 miles: 3,843
5 miles: 9,510



Median Income

1 mile: \$72,957
3 miles: \$68,588
5 miles: \$65,589



Median Age

1 miles: 45 years
3 mile: 45 years
5 miles: 45 years

SALE PRICE

\$795,000

LOT SIZE

2.30 Acres

BUILDING SIZE

7,063 SF

TRAFFIC COUNT

14,000 VPD

ZONING

Business