

BEDFORD:

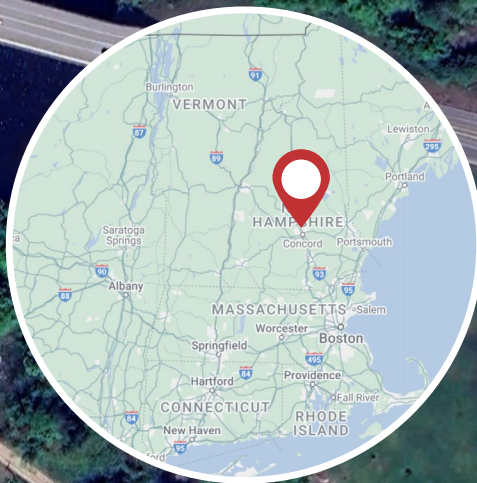
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Sale Price \$1,200,000

3.44 Acres +/-



**PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE**

OFFERING MEMORANDUM

**4 OLD BOYCE RD
CANTERBURY, NH 03224**

Sale Price \$1,200,000

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PRIME DEVELOPMENT OPPORTUNITY FOR SALE

4 OLD BOYCE ROAD, CANTERBURY, NH 03224

PROPERTY INFORMATION

Prime 3.5+/- acre commercially-zoned parcel of land for sale located near to Exit 17 off I-93 along well-traveled Hoit Rd. (US Route 4) at the Canterbury/Concord town line. Access to this parcel is off Old Boyce Road at the first rotary along Route 4, positioned directly across from the large, rapidly growing retail complex anchored by DeMoulas Market Basket together with Home Goods, a NH State liquor store, Dunkin Donuts, Starbuck's, Wendy's, Jersey Mike's, Service Credit Union, and others. This available parcel serves as an ideal location for a small supermarket, pharmacy, branch bank, auto parts store and/or other retail/medical/service possibility.

EASEMENTS

Access easement to Property over state-owned land at Canterbury/Concord town line can be purchased for \$43,000 plus \$1,100 administration fee (Seller intends for total cost to be paid by a potential buyer). Also, this Property has deeded rights to draw water, slope and embankment rights/easements, etc. - see deed for more easement details.

Sale Price	\$1,200,000
Lot Size	3.445+/- acres
Zoning	C- Commercial
Traffic count	15,000-20,000 vpd (on Route 4)
Highway Access	Very close to the Exit 17 interchange of I-93.
Visibility	Currently very good, subject to maintenance of state-owned, currently open buffer land strip along Hoit Rd. (US Route 4).
Location Description	Suburban