

FOR SALE | +/- 4.87 ACRE COMMERCIAL SITE

680 Portsmouth Ave, Greenland, NH 03840



PROPERTY DETAILS

A remarkable opportunity to position your business or bring a development strategy to nearly 5 acres in Greenland, NH. With roughly 280' of frontage and two permitted driveways, this site is conducive to numerous uses. Historically a garden center and landscape business, this site is; flat, offers great road exposure, convenient location, and in a growing town.

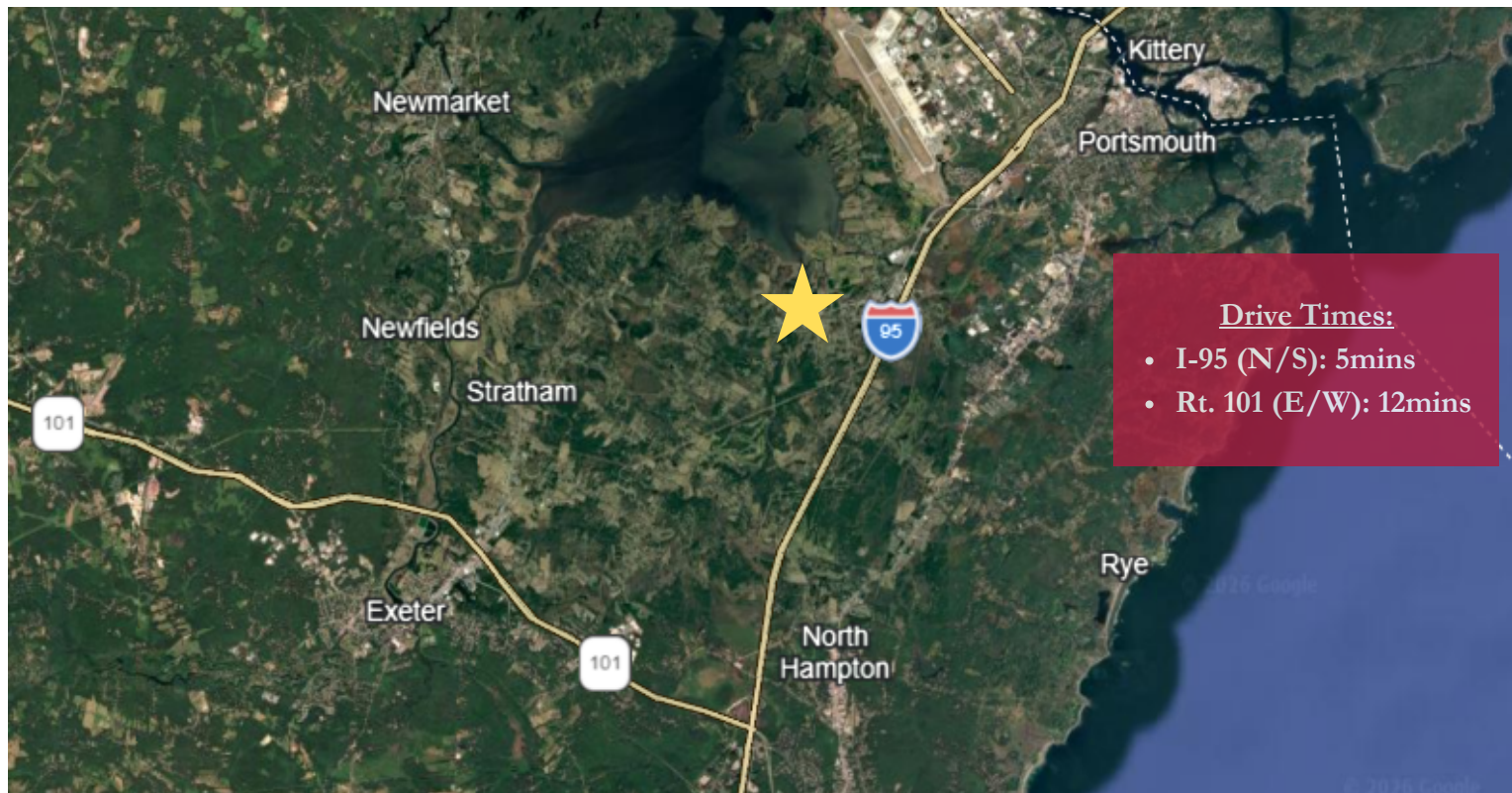
Potential concepts may include continued retail or service operations, professional or business offices, specialty commercial uses, residential development, light industrial or flex space.

Permitted Uses include, but not limited to:

- Medical Offices and Outpatient Clinics
- Residential Care Facility
- Adult Care Facility
- Veterinary Care
- Indoor and Outdoor Recreation Facility
- Shopping Center
- Retail Sales
- Professional Offices
- Business Office
- Retail Bank
- Restaurant
- Bed & Breakfast

FOR SALE | 4.87+/- ACRE COMMERCIAL LOT

680 Portsmouth Avenue, Greenland NH 03801



PROPERTY DETAILS

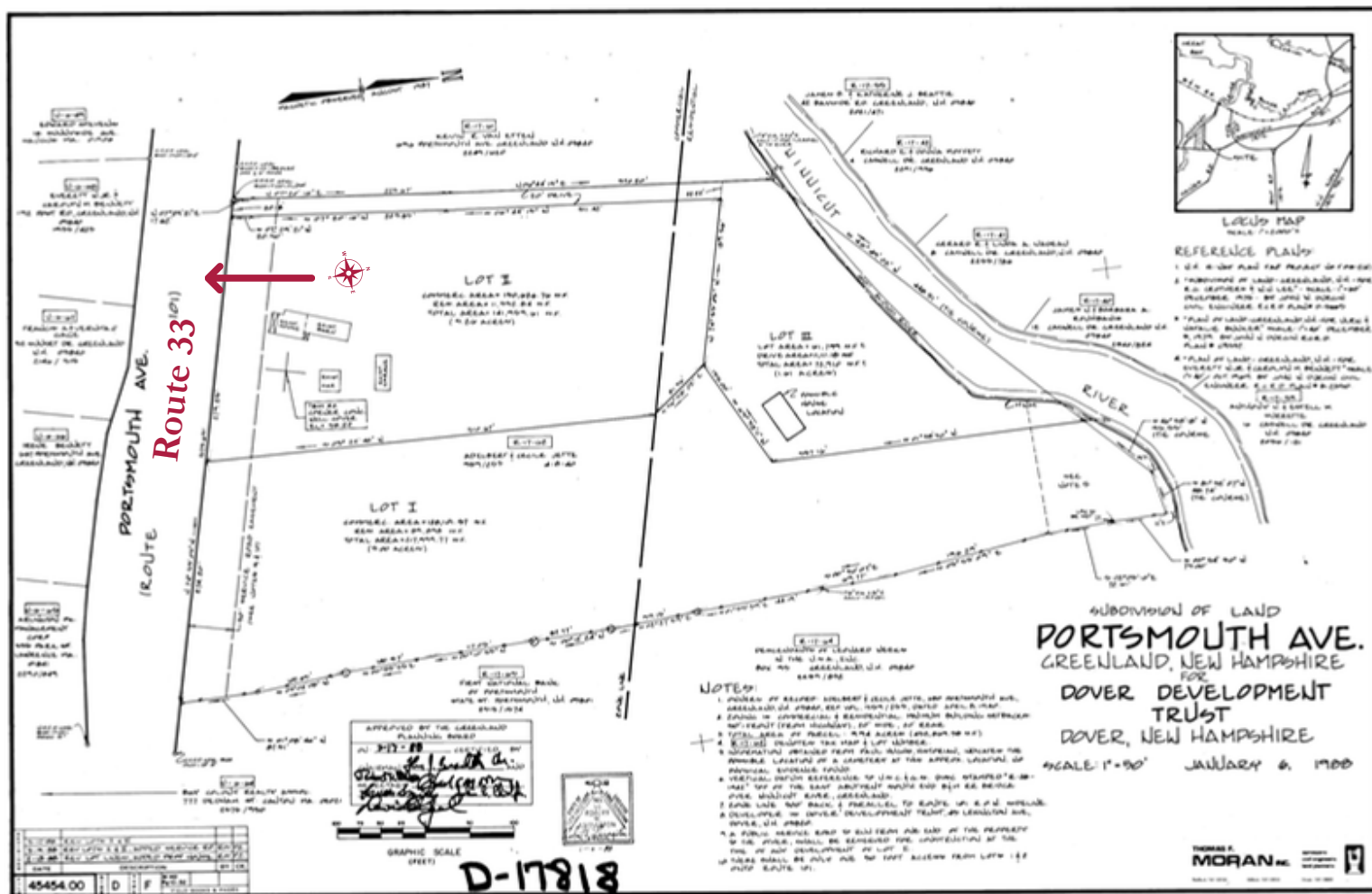
LOT SIZE	4.87 +/- acres
ASSESSOR'S REFERENCE	Map R17 Lot 62
DEED BOOK/PAGE	Book 5276 Page 127
ZONING	"COMMERCIAL A" /INDUSTRIAL/RESI/MIXED
EXISTING BUILDINGS	4,690 sq. ft. 2 story colonial 4 bedrooms / 3 baths / 1 half bath Attached 1,064 sq. ft. garage
UTILITIES	Existing Well(s) - Public Water available in street
ASSESSED VALUE (2024)	Land: \$451,300 Building: <u>\$386,000</u> Total: \$837,300
SALES PRICE	\$4,500,000

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SITE PLAN - Demonstrates potential subdivision of lots



HIGHLIGHTS

State Tax Advantages:

- No personal income tax on business earnings or wages
- No general sales tax
- No inventory tax or tax on personal property at the State level
- Low Town of Greenland Real Estate Tax at \$13.36/\$1,000

Community:

- Supportive nature towards local businesses
- Vast network amongst business owners for collaboration
- Strong housing demand in New Hampshire Seacoast

Strategic Location:

- Positioned directly along Route 33 and near Interstate 95
- Minutes to Pease International Tradeport
- Access to stable, high-income local and regional population with strong purchasing power



FOR SALE | 4.87+/- ACRE COMMERCIAL LOT

680 Portsmouth Avenue, Greenland NH 03801



LOCATION OVERVIEW

Greenland, NH, is a strategic, low-tax haven for businesses seeking a Seacoast location. Nestled next to Portsmouth, it provides easy access to I-95 and major Northeast markets. Entrepreneurs benefit from New Hampshire’s business-friendly tax laws and an affluent, highly educated local workforce.

The intersection of exploding housing demands and historic zoning reforms makes Greenland, NH, an exceptionally lucrative spot for commercial business. High residential demand guarantees a rapidly growing, captive consumer base, while New Hampshire's sweeping housing legislation opens unprecedented doors for flexible commercial development.

Greenland is located immediately south of Portsmouth, allowing for a short drive to major hubs. Commuter-friendly routes include I-95, Route 33, and Route 101, which provide quick access to Boston, Portland, and Manchester.

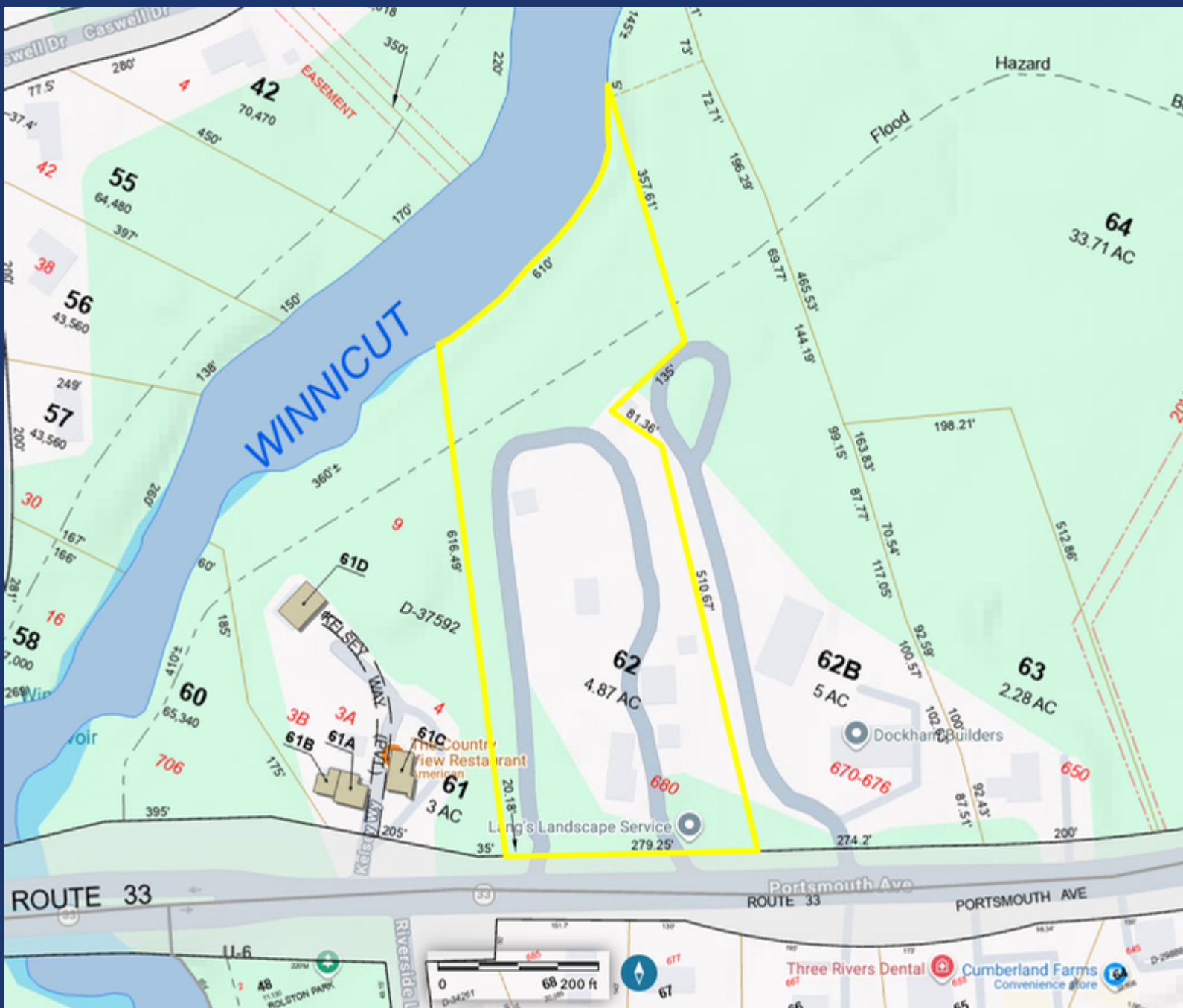
DISTANCE & DRIVE TIMES

	MILES	DRIVE TIME
BOSTON, MA	55	1 hr.
PORTLAND, ME	56	1 hr.
PORTSMOUTH	12	10-15 mins.
MANCHESTER	40	35-40 mins.



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