

10 Watson Road Barnstead, NH 03218

49 SELF-STORAGE UNITS COMBINED WITH A MIXED-USE INVESTMENT OPPORTUNITY

Property Overview:

GREAT INVESTMENT OPPORTUNITY with 49 Self Storage Units consisting of two Buildings #1 and #2, plus Main Building consisting of retail building with 1,000+/- SF (\$1100 per month) and a large 2- bedroom apartment on the 1st (\$1500 per month) and a large studio apartment (\$950 per month) on the 2nd Floor.

Apartment Tenants pay own separately metered propane gas heat and electric. Retail Store has central air, is currently operating as an HVAC company.

- 1.750 acres – Zoning is Commercial 301. Roof: 2016 new to rear of Main Building with skylights. 2017 new front of building.
- Filtering System in basement – new 2016.
- Leachfield: 60 x 60' – 3,600 SF concrete chamber – under pavement – with 4 man holes to check. Inspected 9/10/2019.
- Septic: (1) 500 gallon “grease trap septic and (1) 3,000 +/- regular septic tank adjacent to 500 gallon tank. New 80 gallon pressure tank June 2020.
- Artesian Well, 150 ft down, 40 GPM, located across the street as per easement, 1986
- Maintained by Gosse Septic. There is a new well pump.



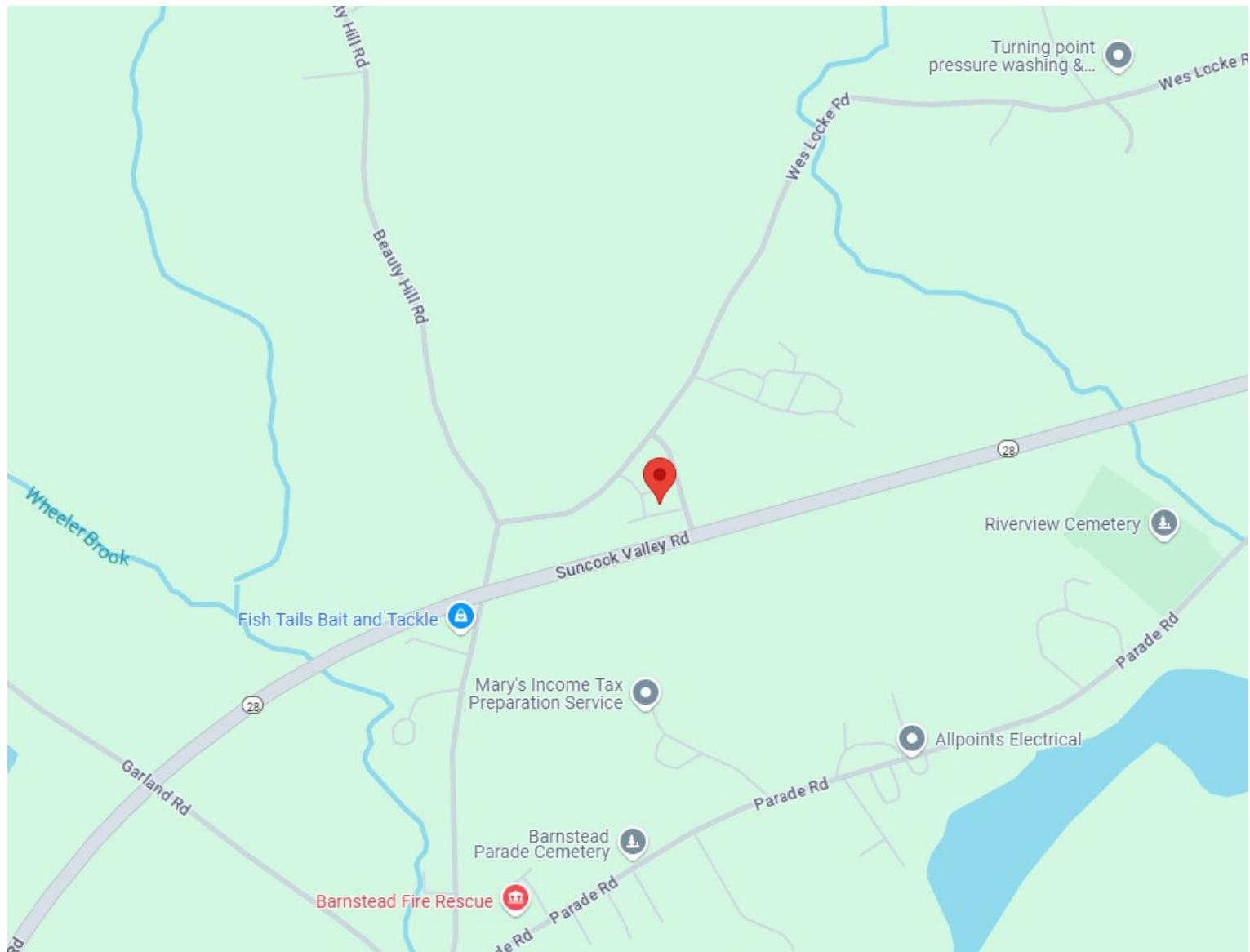
List Price: \$995,000
Approx. Income: \$110,000

Additional Information:

- Located right off busy access rd.(rt28N) , 12.1 miles from Alton Bay.
- **HUGE GROWTH OPPORTUNITY** with much unutilized space that new owner could add addition storage pods or shrink wrap/boat storage in off season
- Self Storage Building #1 was built in 2001 and Self Storage Building #2 was built in 2004. The Main building was built in 1986.
- There are 2 sheds on the property. The snowblower in the shed remains with the property.
- All appliances belong to Seller and remain on the property with exception of the washer/dryer in the 2 bedroom unit.
- **SEMI ABSENTEE OWNER.** This property has Software Remote - The new Buyer can do everything on the website - there is no need to be at the property. For example you can take payments, can send text messages, can provide renters insurance, etc. Seller pays Current long term first floor tenant hourly to maintain landscape.
- CHECK OUT www.teslaselfstorage.com.
- There battery operated cameras around the property and solar lights.
- There is a basement below the Main Building for storage for the new Owner plus there is an office in the basement with 1/2 bath and slop sink, a work area and private office which the Seller would like to continue to use for \$250.00 per month which includes utilities if new Buyer agrees.
- Propane water heater brand new.
- The water softener controllers are brand new. Maintenance takes care of water softener once per month.







Sean Clark
(978) 764-9288
Sean.Clark@raveis.com

William Raveis Real Estate
12 Bartlet St. Andover, MA



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