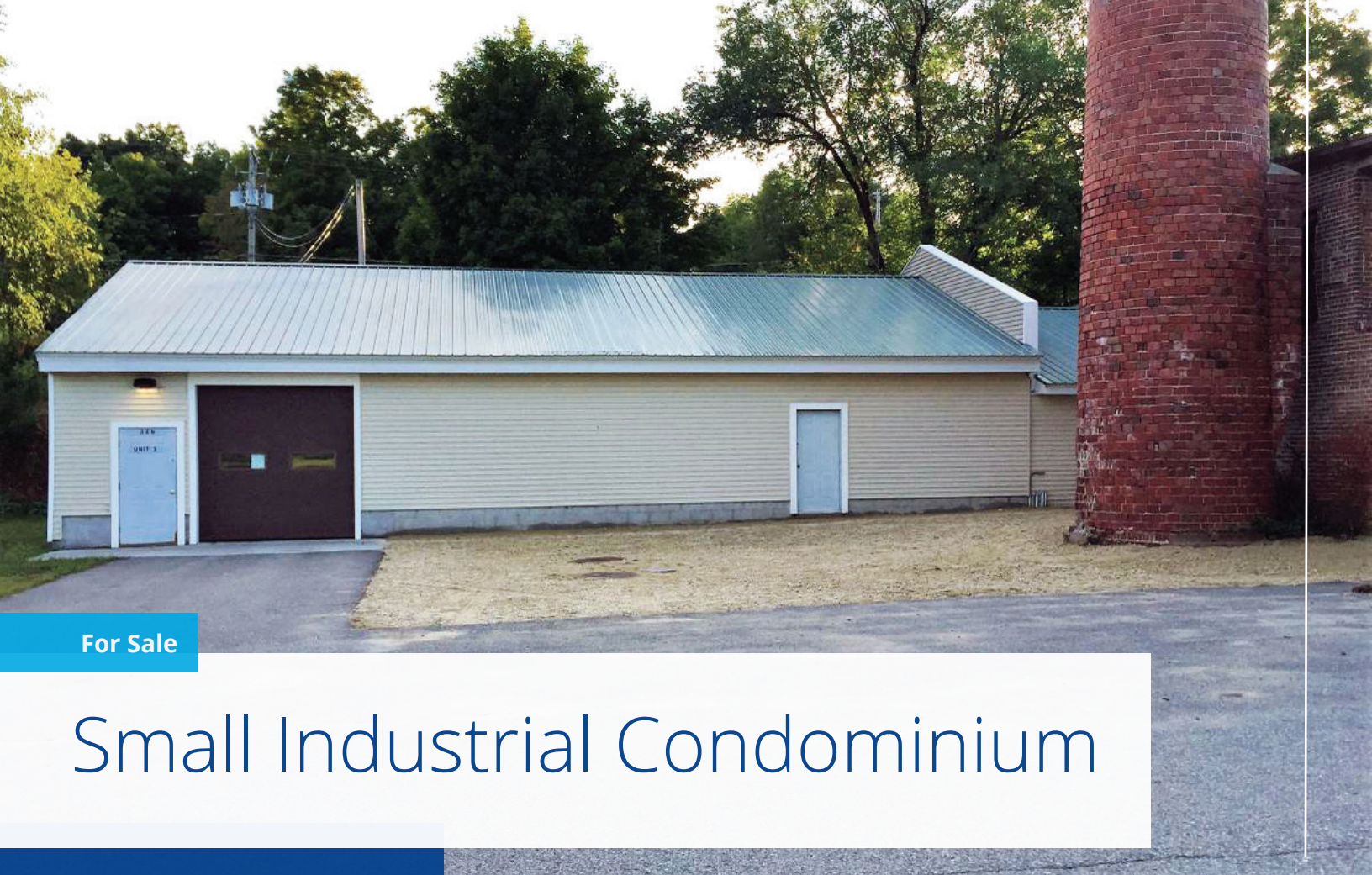




For Sale

Small Industrial Condominium

Andrew M. Ward

Senior Associate
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Portsmouth, NH 03801
+1 603 433 7100
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326 Main Street, Unit 3 Fremont, NH

Property Highlights

- Rare opportunity to acquire a small industrial condominium in a convenient location on Main Street/Route 107
- Unit 3 is 2,147± SF consisting of an efficient open warehouse layout featuring 1 drive-in door, heavy power (220A/208V/3-phase), a propane-fired suspended heater, private restroom, and a utility sink
- 4 on-site parking spaces
- Allowed uses include warehouse, distribution, retail, and light manufacturing; auto service-related uses are not permitted
- Centrally positioned between the Seacoast and Manchester, NH, just 5 minutes from Route 101

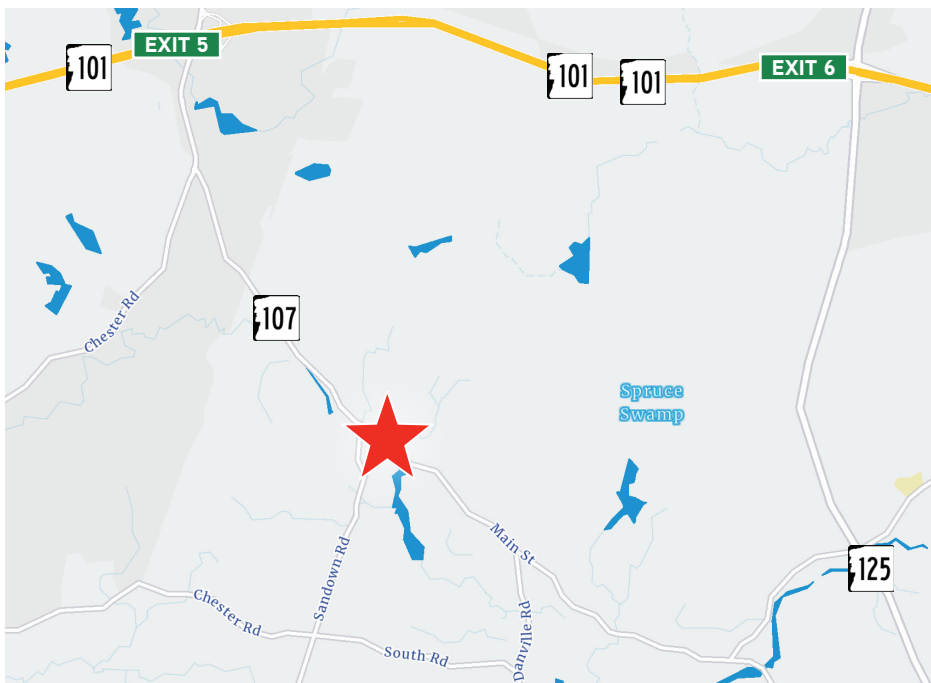
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For Sale

Specifications

Address:	326 Main Street
Location:	Fremont, NH 03044
Building Type:	Industrial condominium
Year Built:	1920
Condominium SF:	2,147±
Floors:	1
Road Frontage:	376.79'± on Main Street
Utilities:	Private community well & septic Propane hung heater
Zoning:	Main Street District
Parking:	4 on-site spaces
Clear Height:	12'±
Drive-in Door:	1 (9' x 9'4")
Power:	200A; 208V; 3-phase
Condominium Fee:	\$300/month
2025 Taxes:	\$3,166.92
List Price:	\$275,000

Locator Map



Contact us:

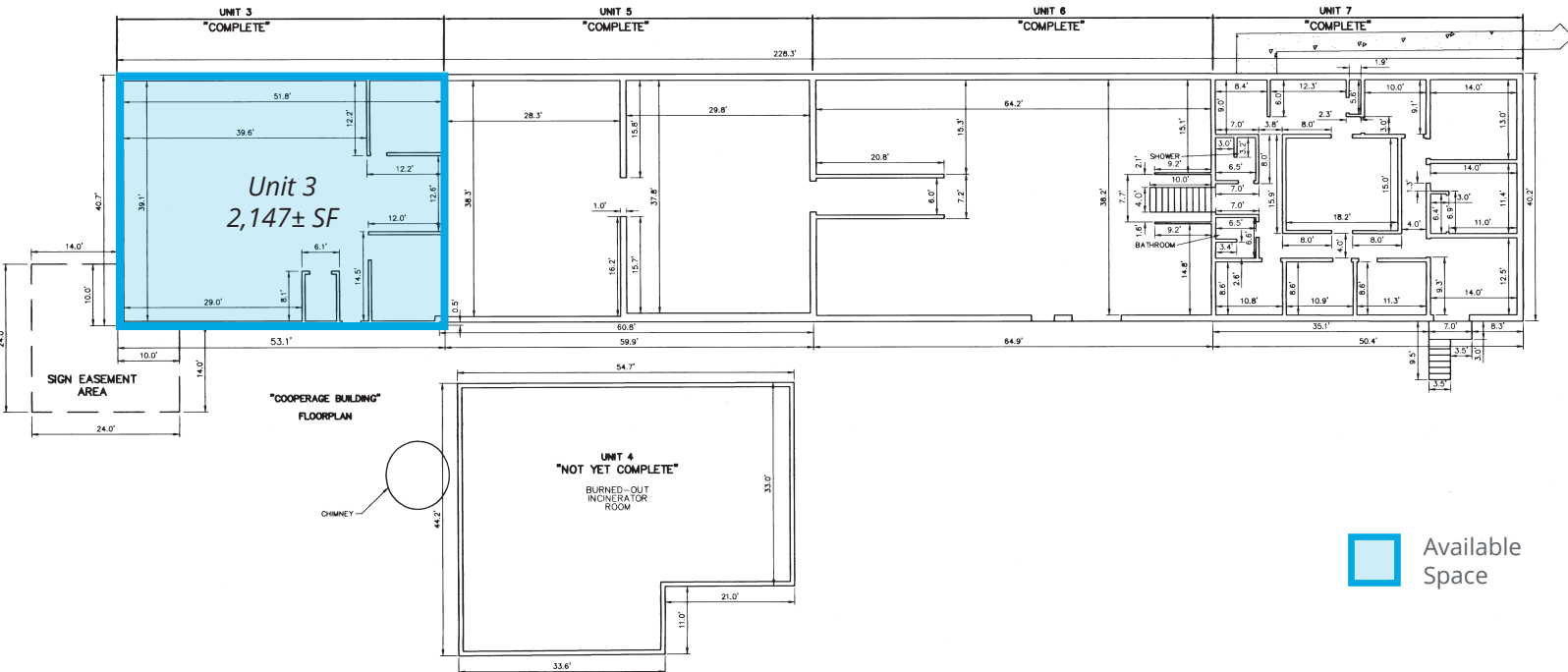
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Floor Plan



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION
PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW
WAYS ARE SHOWN.

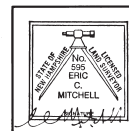
Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595

DATE

"I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON
ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED
FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLES
WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND
THAT
ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY
COMPLETED."

Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595

DATE



CONDOMINIUM PLAN - LOT 3-37
UNITS 3, 4, 5, 6 & 7 FLOOR PLANS
COOPERS CORNER
CONDOMINIUM
TAX MAP 3 • LOT 37
ROUTE 107
FREMONT, N.H.

PREPARED FOR/OWNER OF RECORD
COOPERS CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
SEE: R.C.R.D. BK. 4039, PG. 1637
DECEMBER 2, 2005

SCALE: 1" = 10'

PREPARED BY
ERIC C. MITCHELL & ASSOC., INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

Site Plan

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE AS-BUILT DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLES WITH THE PROVISIONS OF RSA 356-B:20, 1-A AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

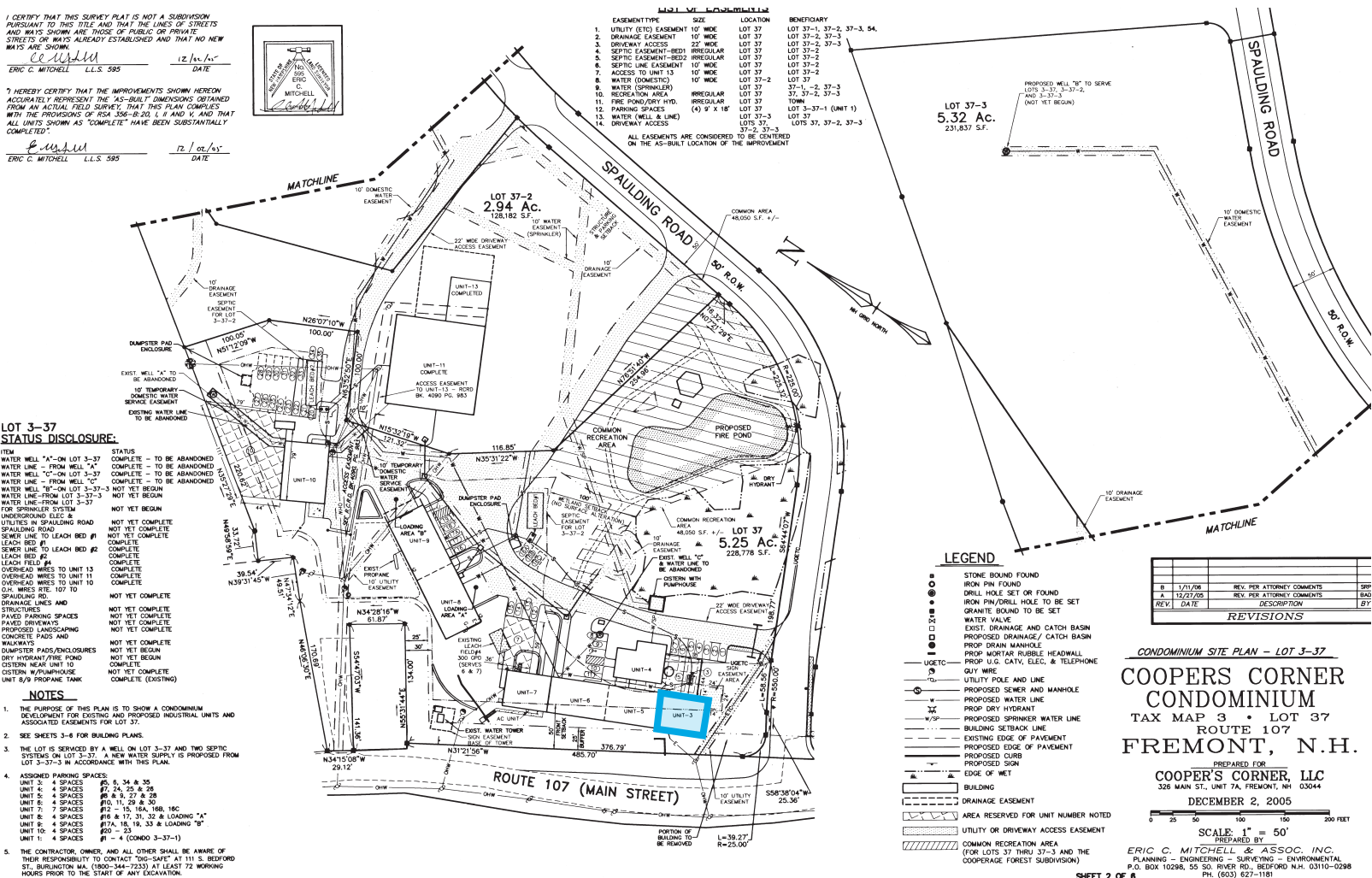
ERIC C. MITCHELL L.L.S. 595

12/11/11
DATE



ERIC C. MITCHELL L.L.S. 595

12/01/11
DATE



CONDOMINIUM SITE PLAN - LOT 3-37
COOPERS CORNER CONDOMINIUM
TAX MAP 3 • LOT 37
ROUTE 107
FREMONT, N.H.

PREPARED FOR
COOPER'S CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044

DECEMBER 2, 2005

SCALE: 1" = 50'

PREPARED BY
ERIC C. MITCHELL & ASSOC., INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10286, 55 SO. RIVER RD., BEDFORD, N.H. 03110-0286
PH. (603) 627-1181

SHEET 2 OF 6

REV. B [DWG: 5-9804 CONDO 37] [PLN: BK/PS] [JOB NO. 0388-01]