



FOR SALE

11-UNIT, FULLY OCCUPIED MIXED-USE INVESTMENT OPPORTUNITY



PROPERTY INFORMATION

SALE PRICE: \$2,175,000

Exceptional, fully occupied mixed-use investment opportunity on highly traveled Route 125 in Plaistow, NH. This stabilized asset features seven residential apartments (six one-bedroom units and one two-bedroom unit), four fully leased retail/office suites, and an owner's garage/storage space that offers the potential for additional rental income. The diverse tenant mix and strong occupancy provide immediate, reliable cash flow with future upside.

Ideally located just minutes from the Massachusetts border, the property offers outstanding visibility, ample on-site parking, and excellent access to both New Hampshire and Massachusetts. The combination of residential and commercial income streams helps reduce investment risk while providing long-term stability. Investors will appreciate the property's proven performance, strong in-place income, and additional value-add opportunity through leasing the owner's garage/storage space.

Whether you're completing a 1031 exchange, expanding your portfolio, or seeking a high-performing mixed-use asset in Southern New Hampshire, 93A Plaistow Road offers a rare opportunity to acquire a fully stabilized investment with immediate cash flow and future income growth potential.

OVERVIEW

Cottage Plaza is a mixed-use investment property on Route 125 in Plaistow, NH, consisting of 7 residential apartments and 4 commercial suites.



INVESTMENT HIGHLIGHTS

- ✓ Diversified income from retail and apartments
- ✓ High visibility along Route 125
- ✓ Minutes to I-495
- ✓ Tax-free New Hampshire shopping corridor
- ✓ Strong surrounding demographics
- ✓ Residential component helps stabilize income
- ✓ Opportunity to mark retail rents to market
- ✓ Long-term investment location

RECENT CAPITAL IMPROVEMENTS

- Connection to municipal public water
- Wi-Fi enabled water metering system
- LeafGuard gutter system installed around the building approx. \$16,000; transferability to a new owner to be verified
- Motion-activated LED exterior lighting
- Parking lot restriped (2025)
- New centralized mailbox system
- Three mini-split A/C systems installed; Units 6 and 7 equipped with dedicated A/C
- Prior capital work: roof, structural beam repairs, deck/stair replacement, exterior façade repairs
- 9 hot water heaters replaced throughout the property (2025-2026)
- NHSaves energy audit completed with proposed energy-efficiency upgrades and potential utility incentives. Buyers should verify program eligibility.

RENT ROLL — RESIDENTIAL

Unit	Type	SF	Monthly	Annual
1	1 BR	—	\$1,575	\$18,900
2	1 BR	—	\$1,650	\$19,800
3	1 BR	—	\$1,625	\$19,500
4	1 BR	—	\$1,650	\$19,800
5	2 BR	—	\$1,950	\$23,400
6	1 BR	—	\$1,650	\$19,800
7	1 BR	—	\$1,650	\$19,800
Residential Income			\$11,750	\$141,000

OPERATING STATEMENT

Item	Monthly	Annual
Residential Income	\$11,750	\$141,000
Commercial Income	\$4,898	\$58,776
Gross Scheduled Income	\$16,648	\$199,776
Real Estate Taxes	\$1,360	\$16,314
Property Insurance	\$496	\$5,950
Electric (Common Areas)	\$65	\$780
Trash Removal	\$275	\$3,300
Landscaping / Snow Removal	\$333	\$4,000
Total Operating Expenses	\$2,529	\$30,344
NET OPERATING INCOME (NOI)	\$14,119	\$169,432

RENT ROLL — COMMERCIAL

Tenant	SF	Monthly	Annual
C1	1,000	\$1,428	\$17,136
C2	800	\$875	\$10,500
C3	1,100	\$1,475	\$17,700
C4	1,000	\$1,120	\$13,440
Commercial Income		\$4,898	\$58,776

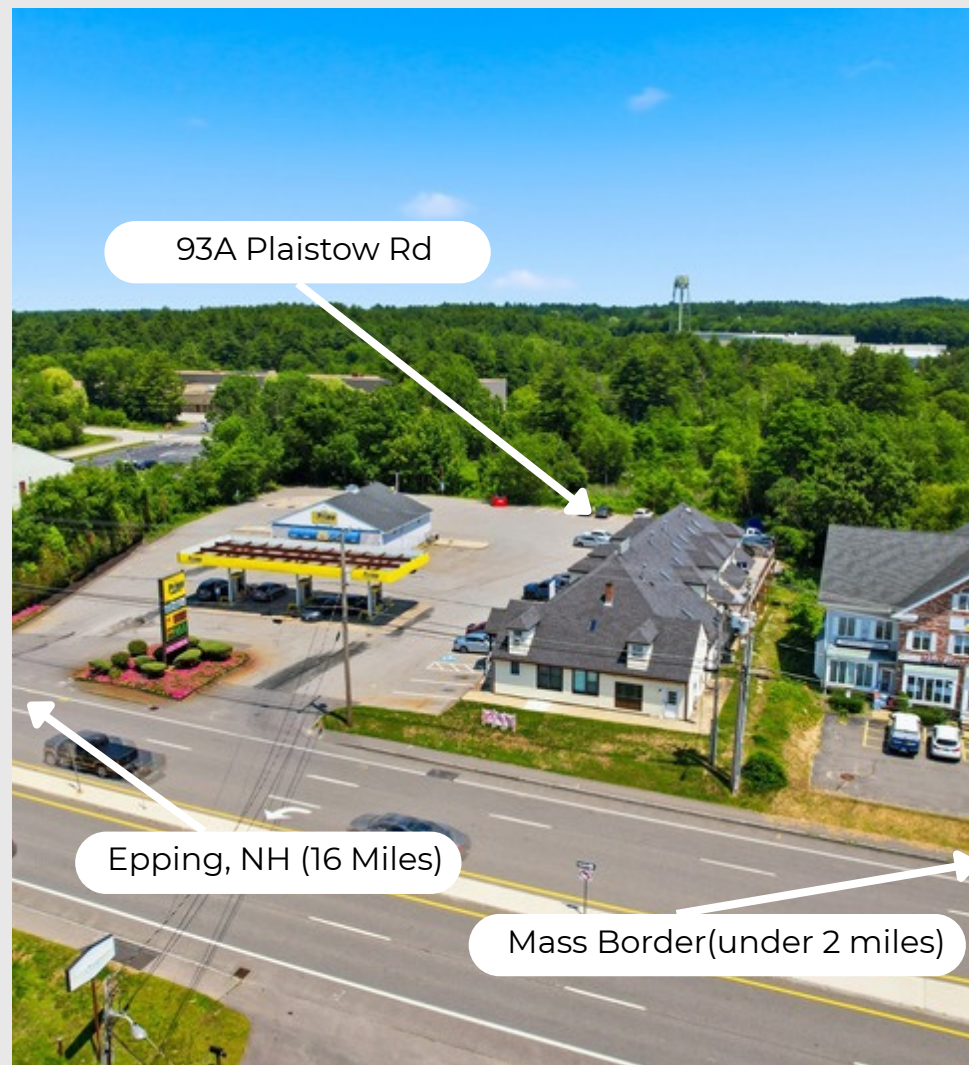
VALUE-ADD OPPORTUNITY — OWNER'S GARAGE/STORAGE SPACE

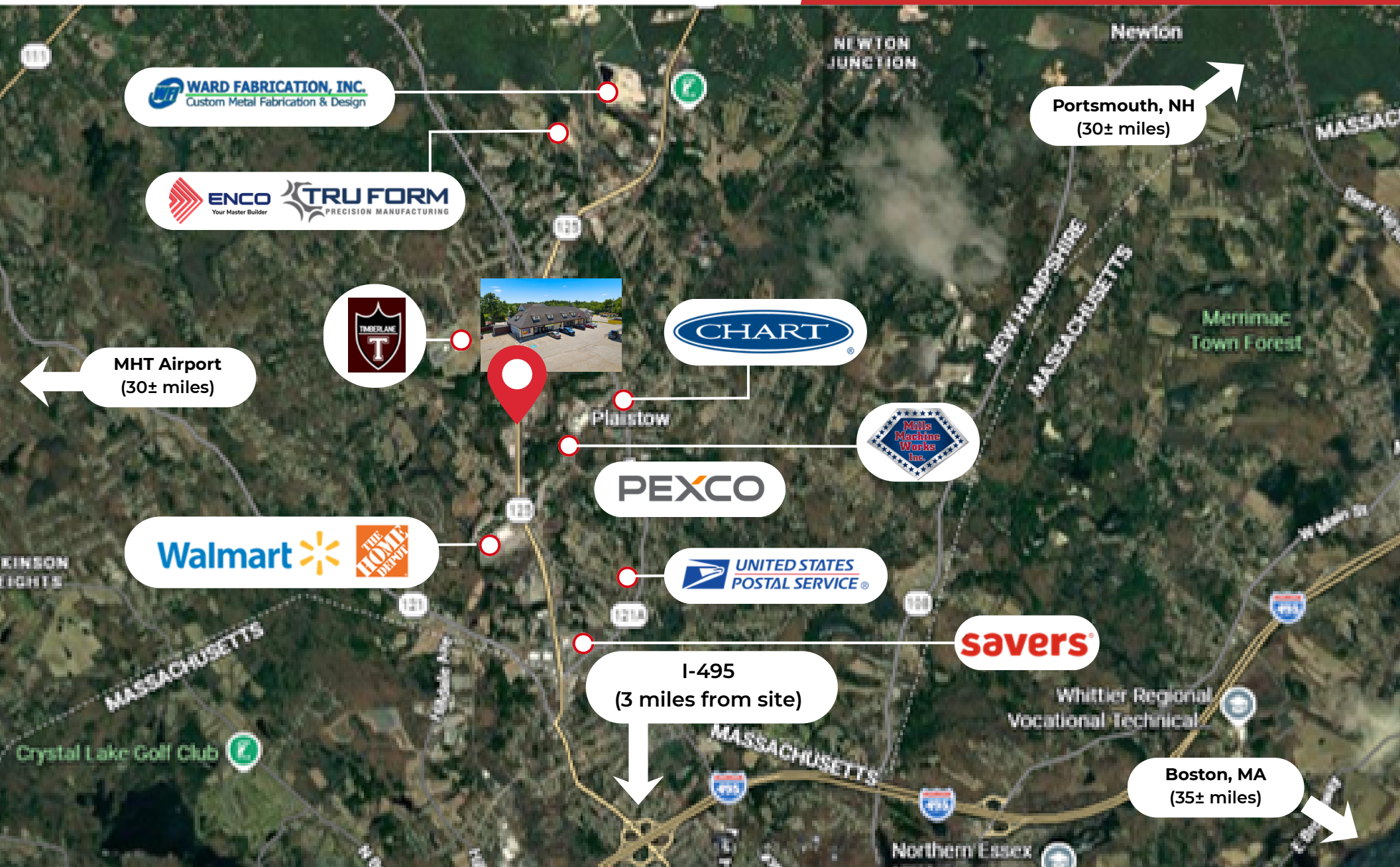
The property includes an owner's garage/storage area that is not currently generating income. Based on ownership's estimate of local market rents, this space may support approximately \$800–\$1,000/month ($\pm$ \$9,600–\$12,000 annually) if leased, subject to buyer verification of condition, access, and any zoning or use restrictions.

Garage / Storage Space



PHOTOS





2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	9,301	84,247	336,935
Households	4,011	33,825	129,362
Families	2,670	21,599	87,338
Avg HH Size	2.32	2.47	2.57
Median Age	45.7	42.0	41.4
Median HH Income	\$127,488	\$101,891	\$107,420
Avg HH Income	\$147,889	\$126,829	\$137,942

BUSINESSES (10 MILE)



11,930

TOTAL BUSINESSES



118,819

TOTAL EMPLOYEES

INCOME (10 MILE)



\$107,420

MEDIAN HH
INCOME



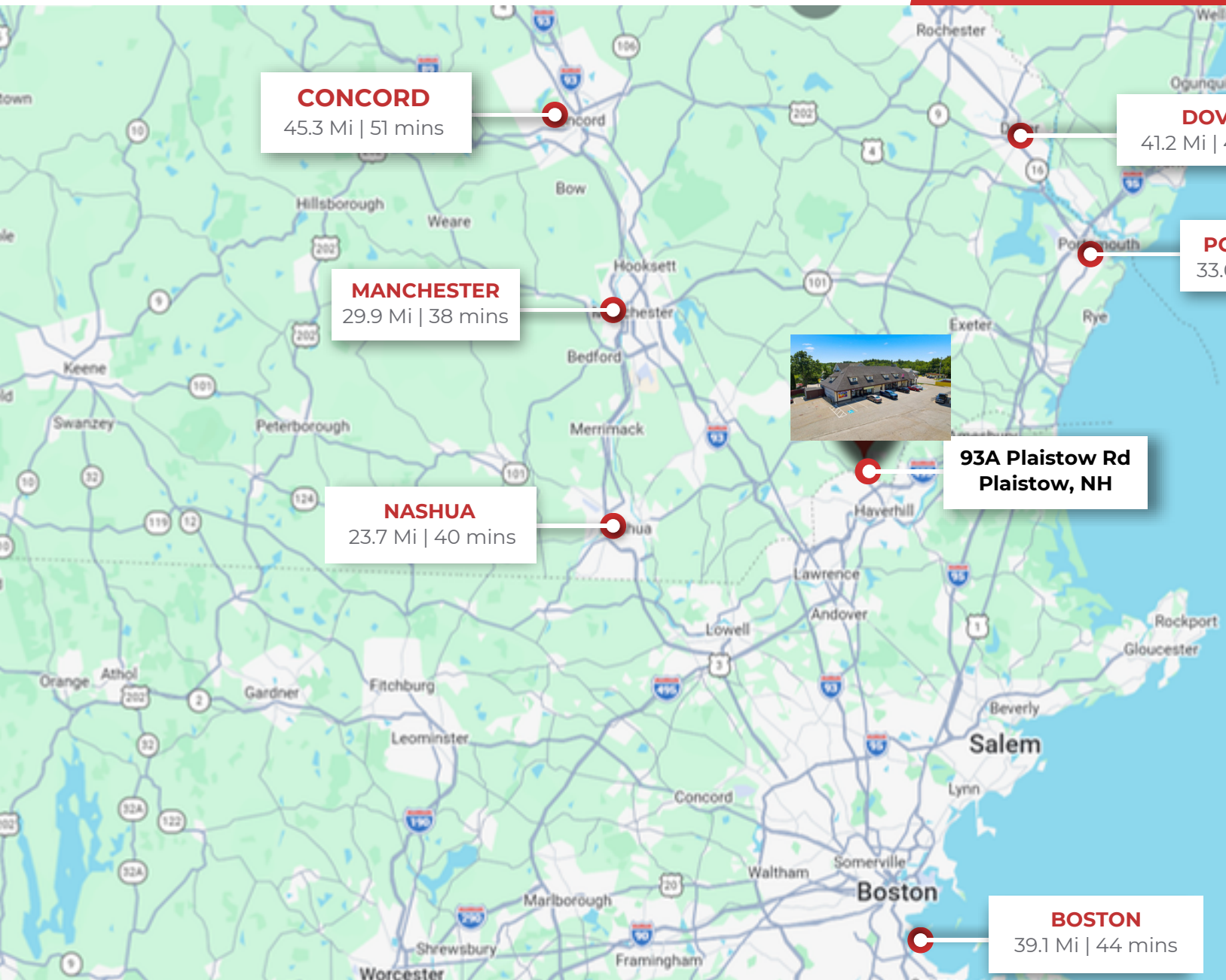
\$53,269

PER CAPITA
INCOME

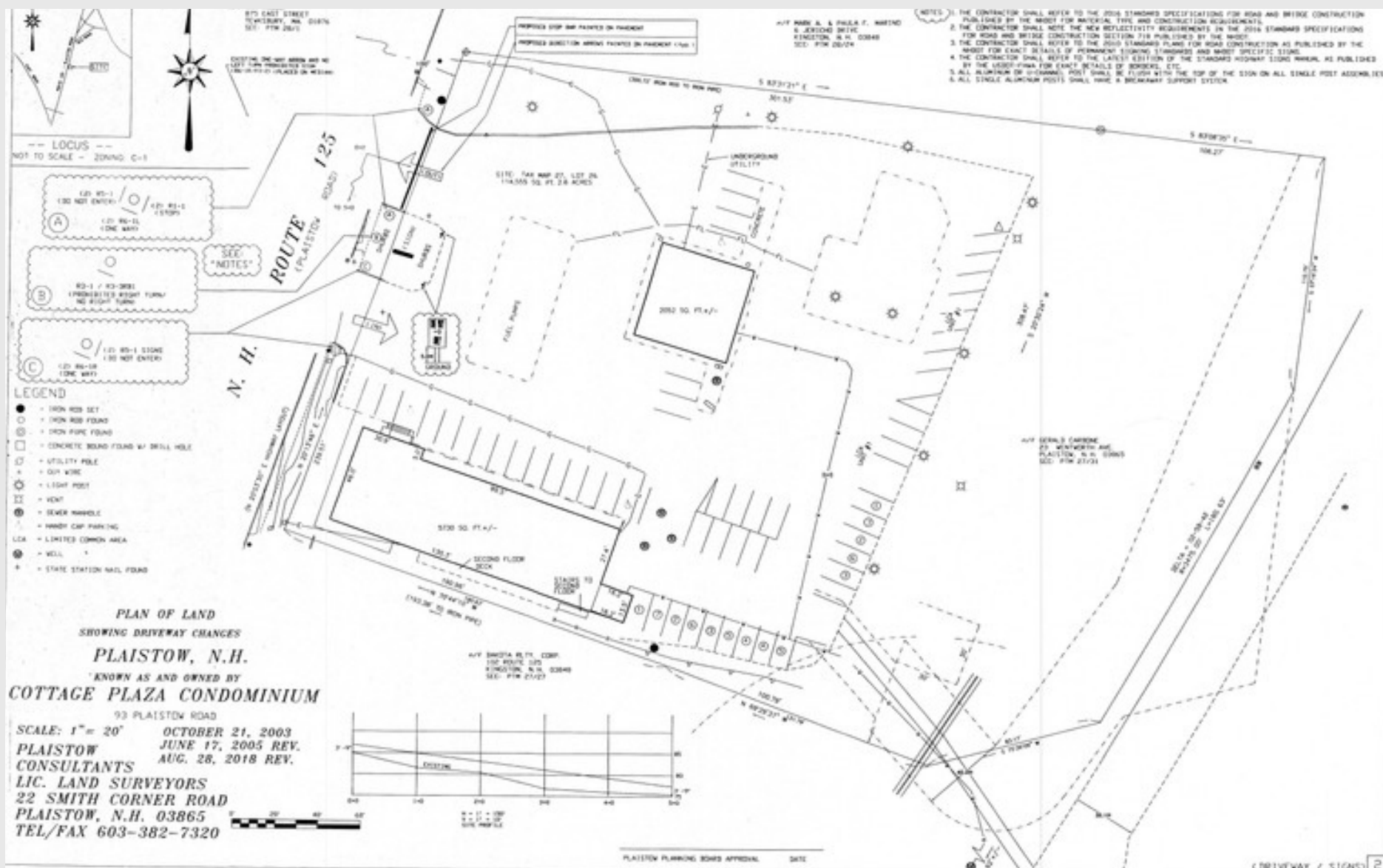


\$396,546

MEDIAN NET
WORTH

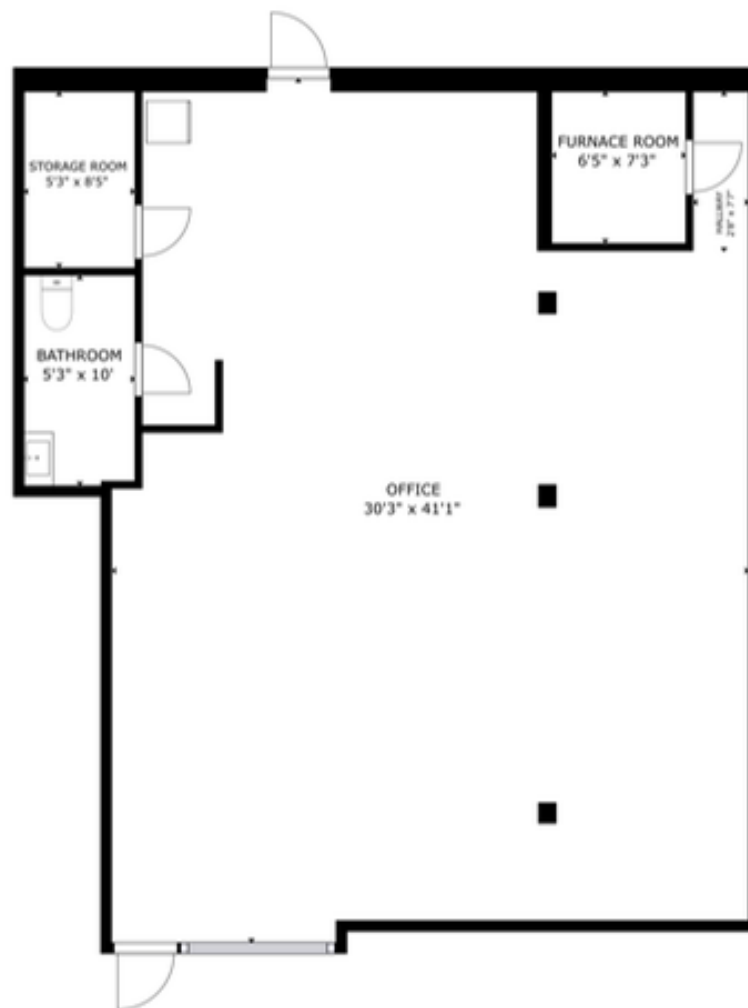


SITE PLAN



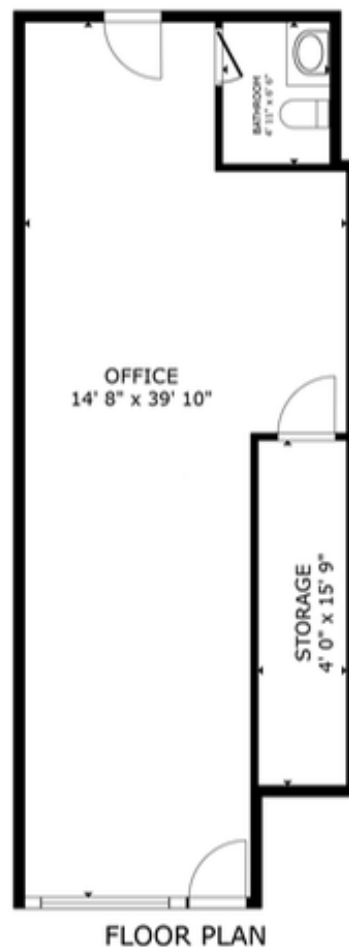
ACCOUNTING OFFICE (FIRST FLOOR)

VIRTUAL TOUR LINK



COMPUTER STORE (FIRST FLOOR)

VIRTUAL TOUR LINK



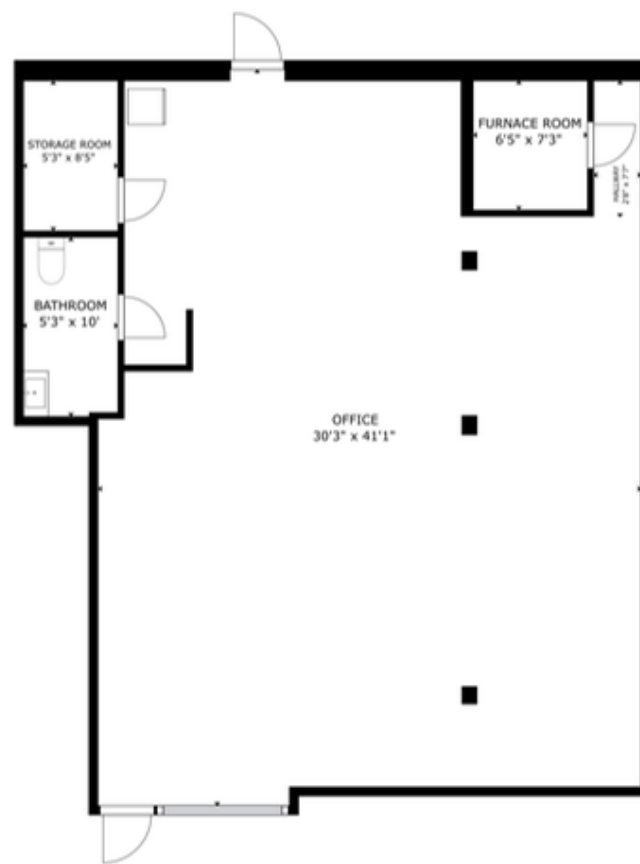
RESTAURANT (FIRST FLOOR)

VIRTUAL TOUR LINK



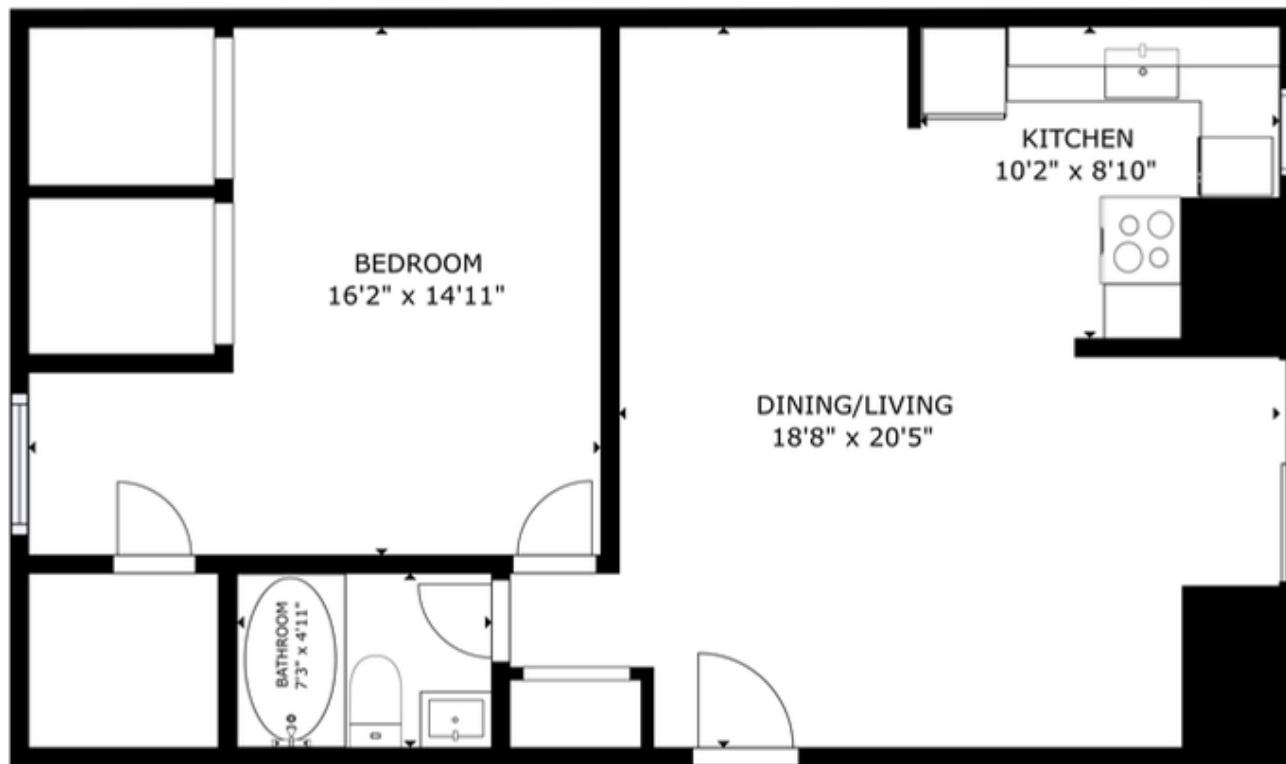
NAIL SALON (FIRST FLOOR)

VIRTUAL TOUR LINK



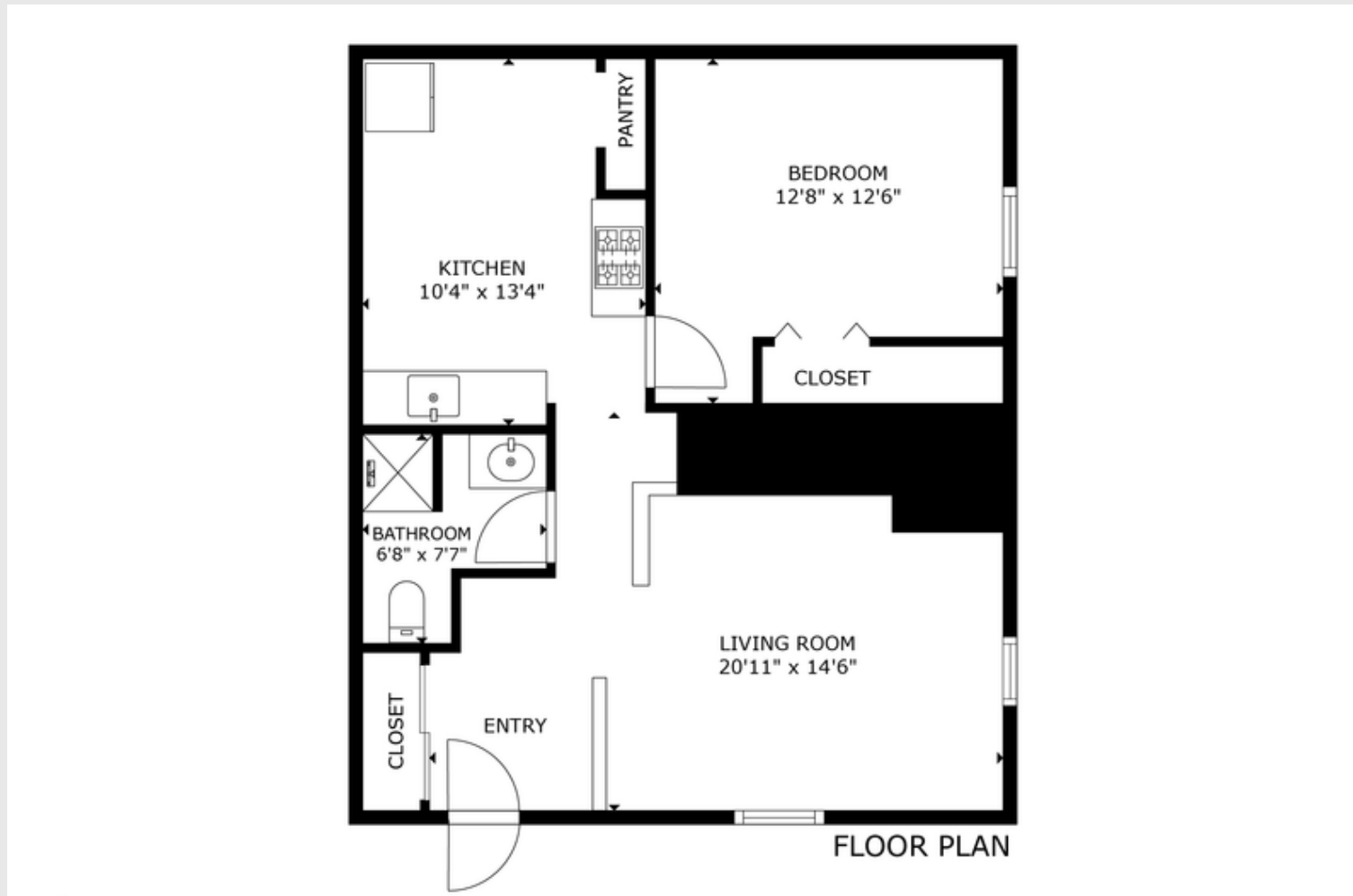
UNIT 1: ONE BEDROOM (2ND FLOOR)

[VIRTUAL TOUR LINK](#)



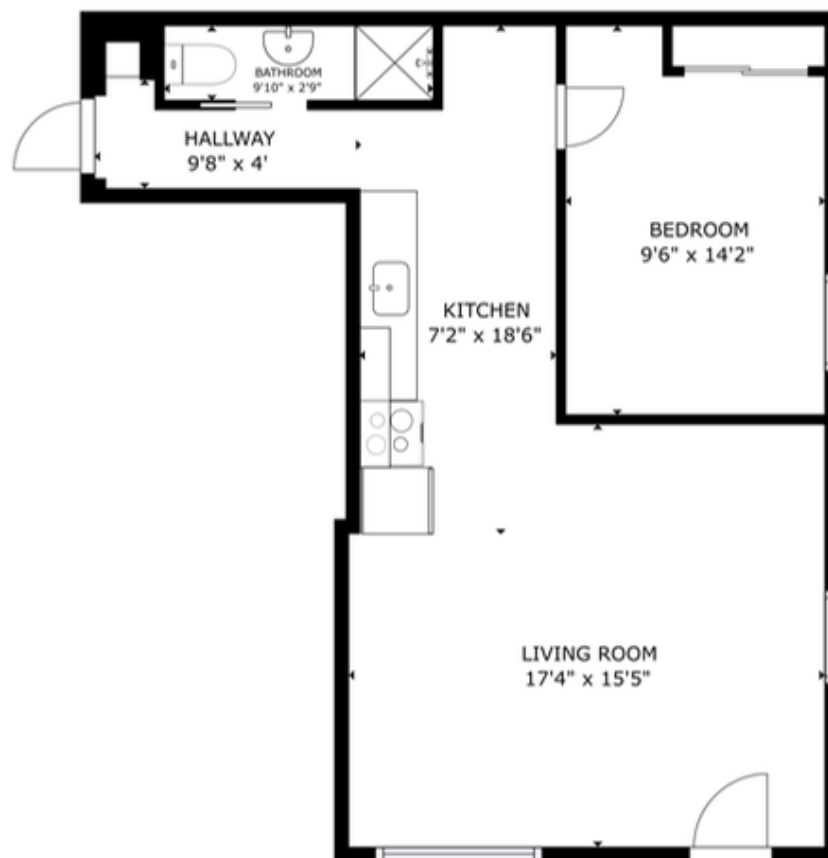
UNIT 2: ONE BEDROOM (1ST FLOOR WITH PORCH)

[VIRTUAL TOUR LINK](#)



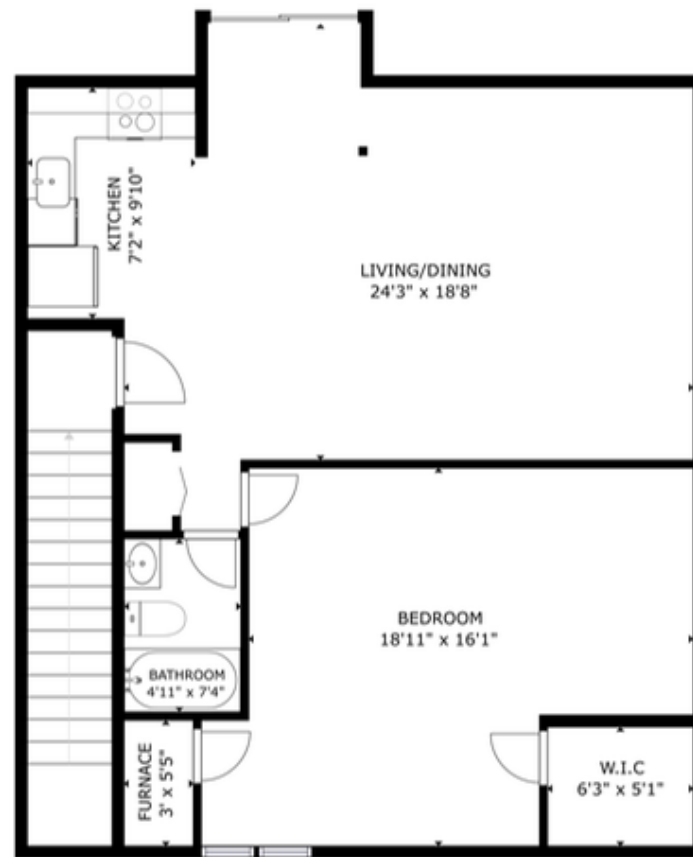
UNIT 3: ONE BEDROOM (FIRST FLOOR)

VIRTUAL TOUR LINK



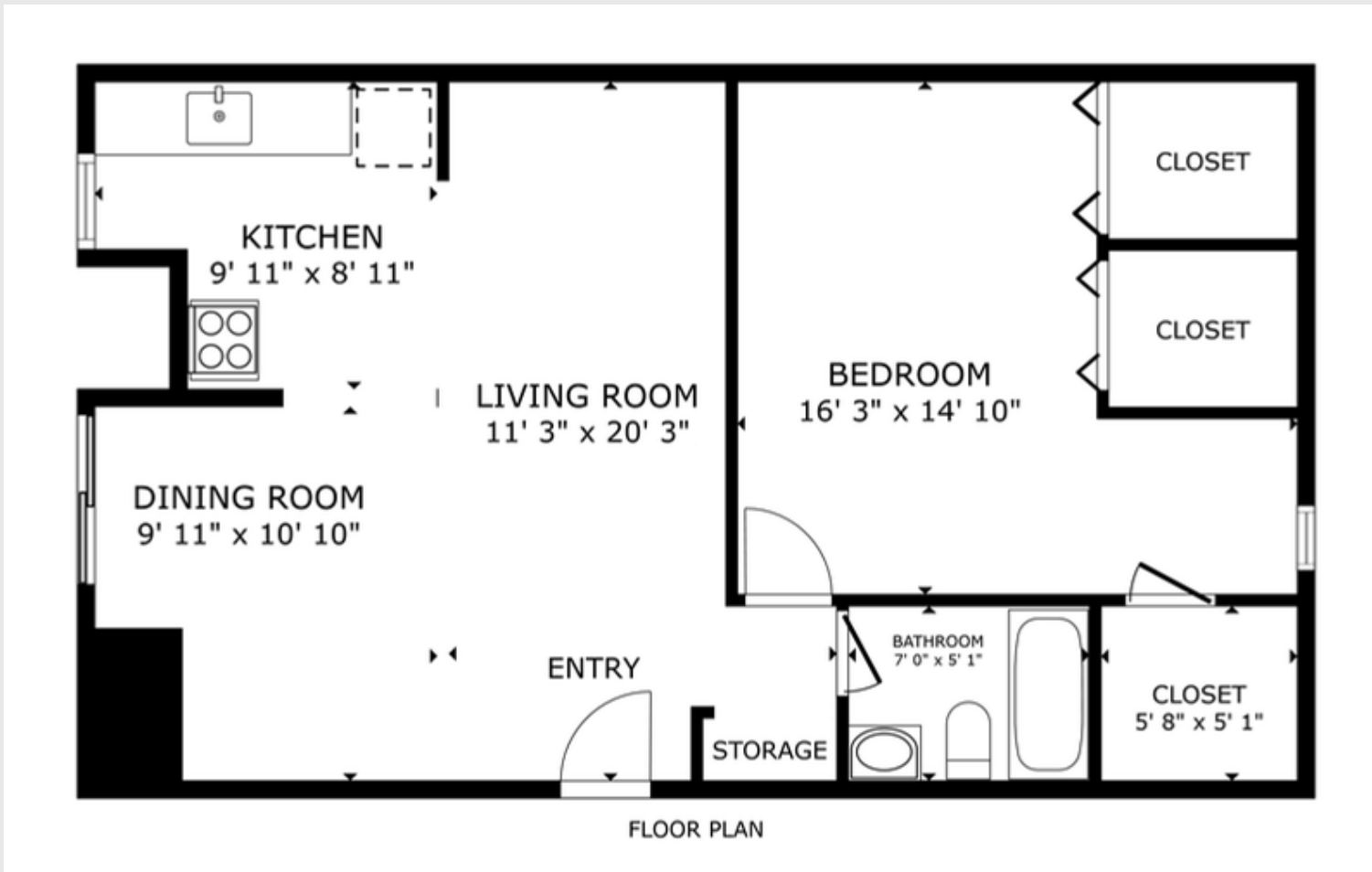
UNIT 4: ONE BEDROOM (SECOND FLOOR)

VIRTUAL TOUR LINK



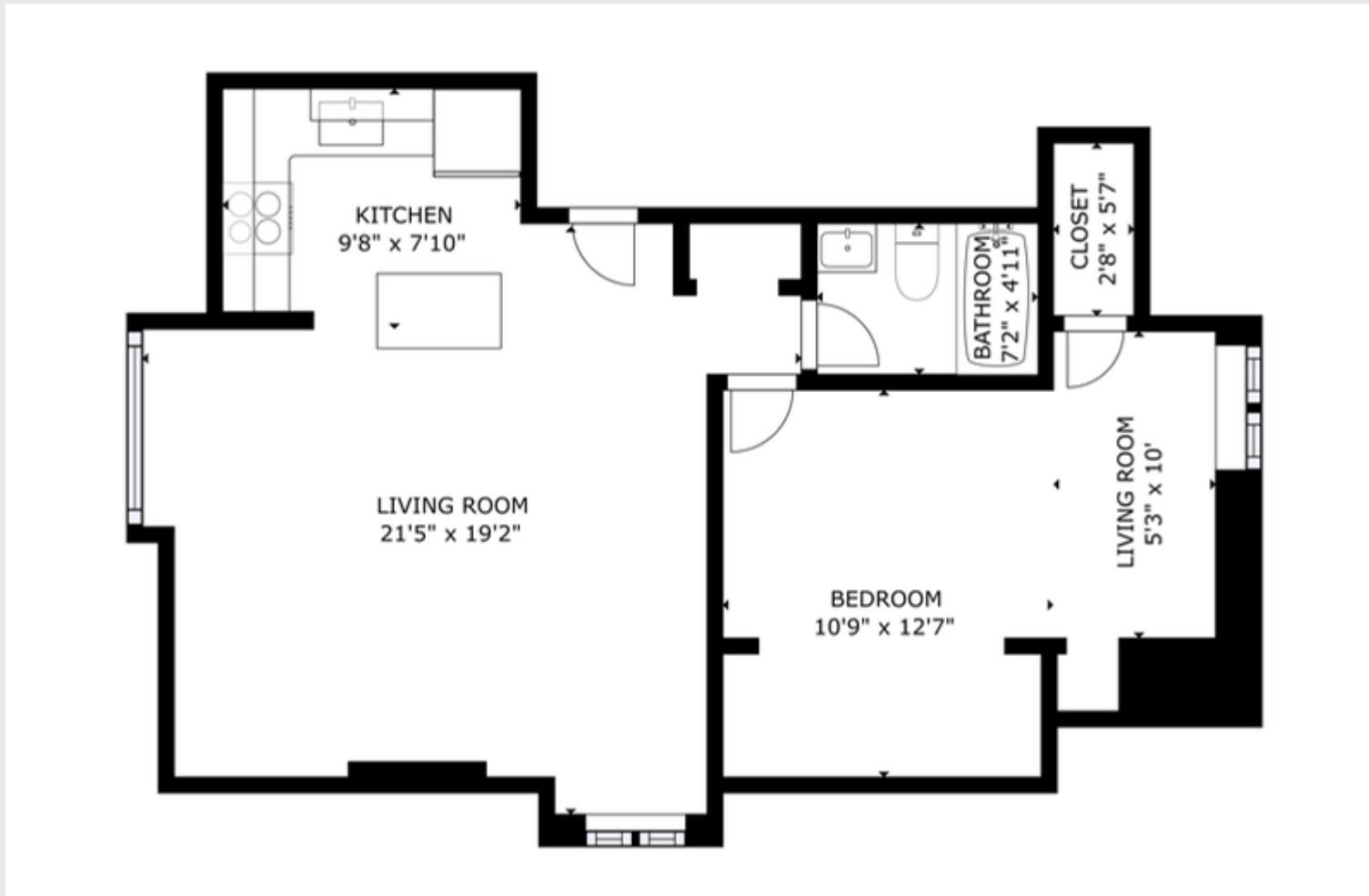
UNIT 5: ONE BEDROOM (SECOND FLOOR)

VIRTUAL TOUR LINK



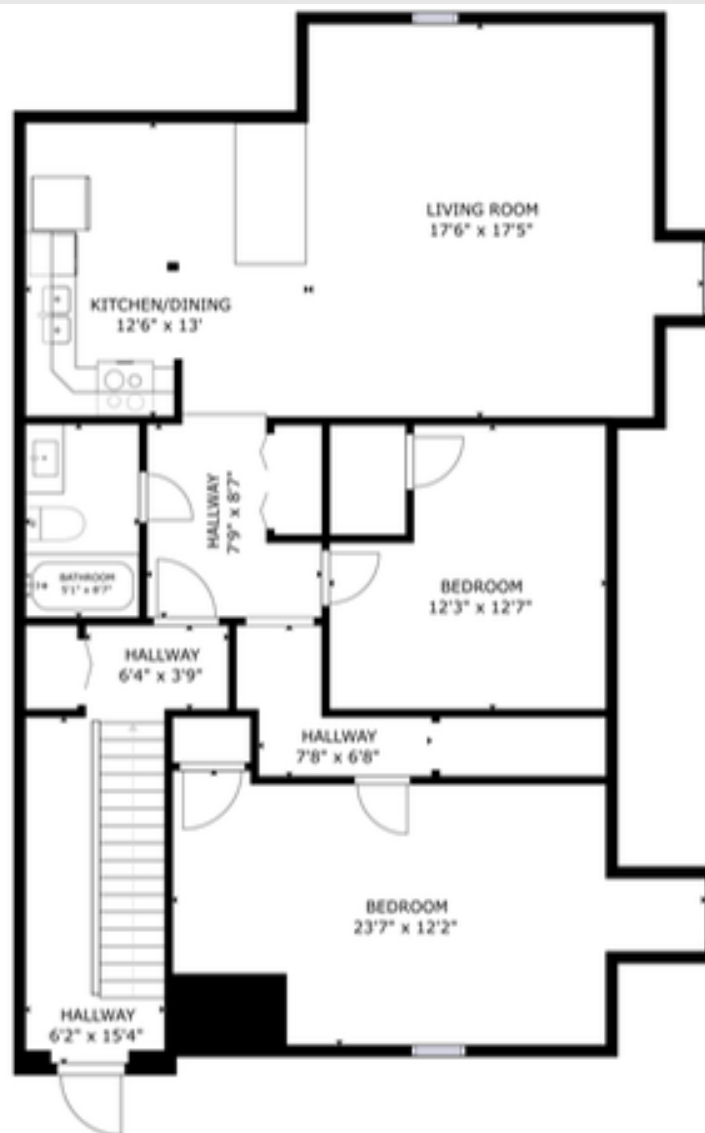
UNIT 6: ONE BEDROOM (2ND FLOOR)

VIRTUAL TOUR LINK

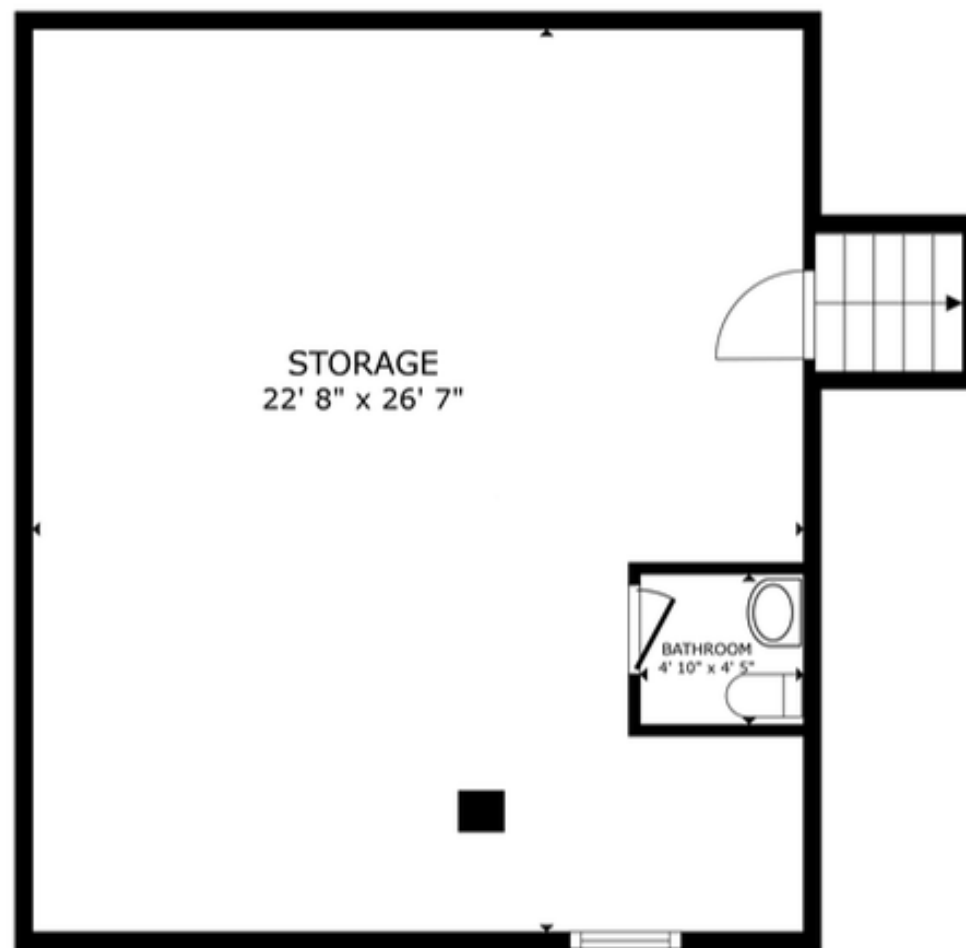


UNIT 7: 2 BEDROOM UNIT (2ND FLOOR)

[VIRTUAL TOUR LINK](#)



BASEMENT
VIRTUAL TOUR LINK



FLOOR PLAN

Initiator concentration (mol/L)	Polymer yield (%) (a)	Polymer yield (%) (b)	Polymer yield (%) (c)
0	0	0	0
10	10	10	10
20	20	15	10



PROPERTY CARD

Property Location

93A PLAISTOW RD

Map ID

27/026/001/000/

Bldg Name

Sec # 1 of 1

State Use

0310

Vision ID

2862

Account #

27-026-001-000

Bldg #

1

Card #

1 of 1

Print Date

11/18/2025 12:54:17

CURRENT OWNER

TOPO

UTILITIES

STRT / ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised

Assessed

COTTAGE PLAZA LLC

0 Level

0 Septic

0 Paved

0

27 WINONA AVE

Account

27-26-1

Zoning

C-1.C-1

Multi Zone

BMSI Num

0

Condo Unit

27-26-1

Side Card

M37B02 L01

Additional

Living Unit

9

Total Mark

0

Total Use

0

Use Only A

0

COMMER.

0310

773,800

773,800

COM LAND

0310

350,000

350,000

COMMER.

0310

6,000

6,000

2228

PLAISTOW, NH

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

QU

VI

SALE PRICE

VC

COTTAGE PLAZA LLC

6535

0955

03-06-2024

U

I

1,045,000

81

CARBONE, GERALD R ESTATE

4263

2598

04-05-2004

U

I

0

38

COTTAGE PLAZA LLC

0

0

03-19-1999

Q

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0

00

CARBONE, GERALD

0

0

01-01-1900

Q

V

0

00

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

2024

0310

522,200

2023

0310

443,000

2022

0310

443,000

0310

350,000

0310

350,000

0310

350,000

0310

4,500

0310

2,700

0310

2,700

Total

876,700

Total

795,700

Total

795,700

EXEMPTIONS

Year

Code

Description

Amount

OTHER ASSESSMENTS

Code

Description

Number

Amount

Comm Int

Total

0.00

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

773,800

Appraised XI (B) Value (Bldg)

0

Appraised Ob (B) Value (Bldg)

6,000

Appraised Land Value (Bldg)

350,000

Special Land Value

0

Total Appraised Parcel Value

1,129,800

Valuation Method

C

Total Appraised Parcel Value

1,129,800

ASSESSING NEIGHBORHOOD

Nbhd

Nbhd Name

B

Class

State Class

301

Plaistow Rd - 125 RR Cros

C

031

NOTES

3/27/25 COMM MTG \$653500 6609/1590

UC= CK 4 TENANTS 4/25

SITE VALUE SHARE 1.81 AC-9446SF

SPLIT INTO CONDOS 2004

24: EXT GD- NEWER

PUT BACK INTO 2 CONDOS. PLAN SHOWS APAR

COTTAGE PLAZA 10,947 SF GLA

5-25 DBA PLAISTOW CUSTOM PC, PLANET HAIR

3/6/24 COMM CONST MTG 6535/958 800K

OTHER COMM SPACES APPEAR UNOCCUPIED

3/6/24 ASSIGN LEASE 6535/966

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Price

Insp Date

% Comp

Date Comp

Notes

22-7

01-20-2022

BP

Building Permit

3,000

05-02-2022

100

04-01-2022

SUPPORT BEAMS, 100X5 DE

21-147

06-11-2021

BP

Building Permit

5,000

05-02-2022

100

04-01-2022

REPLACE DECKING/STAIR & ROOFING

2015219

11-06-2015

BP

18,000

100

REPAIRS TO FAC

2015001

01-07-2015

BP

0

0

CREATING NEW UN

2014180

10-23-2014

BP

2,500

0

EXTEND RFLN DRW

000001

02-03-2009

BP

500

100

REPAIR OVERHNG

000089

08-14-2008

BP

200

100

DATE

ID

TYPE

IS

CD

PURPOSE/RESULT

05-01-2025

DR

26

Bldg Prmt Mesu

07-29-2024

JF

14

Sales Mesu

05-02-2022

JF

26

BUILDING PERMITS

07-22-2020

RO

01

Messur+1 Visit

06-06-2017

RD

00

01

01

Entry Gained

03-14-2016

RD

00

01

01

Entry Gained

03-14-2014

BL

01

01

Entry Gained

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

Land Type

Land Units

Unit Price

I. Factor

Site Index

Cond.

Nbhd.

Nbhd Adj

Notes

Location Adjustment

Adj Unit Pric

Land Value

1

0310

PRI COMM

Primary

0.000

AC

350,000

1.00000

A

1.00

301

2.500

CONDO SITE

PROPERTY CARD, CONT.

Property Location 93A PLAISTOW RD		Map ID 27/ 026/ 001/ 000/		Bldg Name		State Use 0310	
Vision ID 2862		Account # 27-026-001-000		Sec # 1 of 1		Card # 1 of 1	
Bldg # 1						Print Date 11/18/2025 12:54:18	

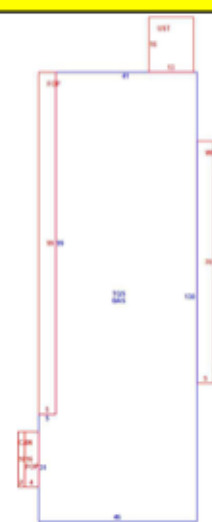
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Res/Com			
Model	94	Commercial			
Grade	C+	Grade: C+			
Stories	1.75				
Use Type	084	Multi-Use Storage			
Occupancy	12.00				
Frame Type	01	Wood Joist			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Heat/AC	00	NONE			
Wall Height	8.00				
Baths/Plumbing	02	Normal			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Partition	02	Normal			
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0310	PRI COMM	100
		0
		0

COST / MARKET VALUATION		
RCN		
		1,172,372
Year Built		1960
Effective Year Built		2005
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		20
Functional Obsol		
Economic Obsol		
Trend Factor		1
Condition		UC
Condition %		66
Percent Good		66
RCNLD		773,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Bld	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	3,000	4.00	1960	A	50	C	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,485	5,485	5,485	119.58	655,902
CAN	Canopy	0	32	6	22.42	717
FOP	Open Porch	0	559	112	23.96	13,393
TQS	Three Quarter Story	4,114	5,485	4,114	89.69	481,956
UST	Storage - Unfinished	0	208	52	29.90	6,218
WDK	Deck, Wood	0	350	35	11.96	4,185
Ttl Gross Liv / Lease Area		9,599	12,119	9,804		1,172,371




DEED (Page 1)

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E # 24006186 03/06/2024 12:42:13 PM
Book 6535 Page 955 Page 1 of 3
Register of Deeds, Rockingham County

Carly Ann Tracy

Please return to:
Cottage Plaza LLC
183 Mount Vernon Street
Dover, NH 03820

LCHIP	ROA671611	25.00
TRANSFER TAX	RO128197	15,675.00
RECORDING		18.00
SURCHARGE		2.00

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Christine A. Carbone**, of 28 Doris Avenue, City of Portsmouth, County of Rockingham, State of New Hampshire 03801, **Executor of the Estate of Gerald R. Carbone**, Case No. 318-2023-ET-01080 (10th Circuit – Probate Division – Brentwood), by the power conferred by RSA 559:18, and every other power, for One Million Forty Five Thousand Dollars and No Cents (\$1,045,000) paid, grant to **Cottage Plaza LLC**, a New Hampshire Limited Liability Company, with an address of 183 Mount Vernon Street, City of Dover, County of Strafford, State of New Hampshire 03820, the following:

A certain condominium unit at Cottage Plaza Condominium situated at 93 Plaistow Road, Plaistow, County of Rockingham, State of New Hampshire, and being described as follows:

Unit 1 of the Cottage Plaza Condominium, defined and identified in the Declaration of Cottage Plaza Condominium recorded in the Rockingham County Registry of Deeds at Book 4312, Page 2065, as amended at Book 4595, Page 39, as amended at Book 4782, Page 996, as amended, and also shown on certain site plans and floor plans as recorded in the Rockingham County Registry of Deeds as Plan # D-34609, # D-34632, # D-31242, and # D-33346.

Together with an undivided interest in the Common Area, and any Limited Common Area and Convertible Land benefiting Unit 1, as described, defined and identified in the Declaration and on said plans, as amended.

The unit and undivided ownership in the Common Area described above are hereby conveyed subject to and together with the benefit of all covenants, conditions, easements, restrictions, reserved rights and other matters of record, including without limitation the following:

1. The provisions of New Hampshire RSA 356-B (the "Condominium Act") as the same may be amended from time to time.
2. The terms, conditions, agreements, covenants, restrictions, obligations, and easements contained in the Declaration, in the related Bylaws, and in any instrument creating the estate, and amendments thereto.

DEED
(Page 2)

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3. All easements and restrictions of record. All as set forth in said Declaration.

Property Address is 93A Plaistow Road, Plaistow, NH 03865

Meaning and intending to describe and convey a portion of the premises conveyed to Cottage Plaza "LLC", a New Hampshire limited liability company by deed of Gerald R. Carbone, a/k/a Gerald Carbone, dated March 19, 1999, and recorded with the Rockingham County Registry of Deeds at Book 3375, Page 0741. Reference is made to a certain Affidavit of Gerald R. Carbone dated March 5, 2004, and recorded in the Rockingham County Registry of Deeds at Book 4263, Page 2598, providing for the dissolution of Cottage Plaza "LLC" and the re-vesting of the property in Gerald R. Carbone, individually. Gerald R. Carbone died on May 29, 2023, and conveyance is made by his Executor with the consent of the devisee. See Estate of Gerald R. Carbone (10th Circuit-Probate Division-Brentwood, Docket No. 318-2023-ET-01080).

This is not homestead property.

EXECUTED on March 6, 2024.

Christine A. Carbone

Christine A. Carbone, Executor,
Estate of Gerald R. Carbone

STATE OF NEW HAMPSHIRE)
COUNTY OF ROCKINGHAM)

On March 6, 2024, before me, personally appeared the above-named **Christine A. Carbone, Executor of the Estate of Gerald R. Carbone**, known to me (or satisfactorily proven) to be the person whose name is affixed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained and in the aforesaid capacity.

LEEANN TURNER BROOKS
Notary Public - New Hampshire
My Commission Expires October 21, 2025

Leeann Turner Brooks

Leeann Turner Brooks, Notary Public
My Commission Expires: 10/21/2025

DEED
(PAGE 3)

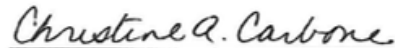
Book: 6535 Page: 957

CONSENT OF DEVISEE TO SALE OF REAL PROPERTY

I, **Christine A. Carbone**, Successor Trustee, **Gerald R. Carbone Revocable Trust of 2019**, sole devisee under the Estate of Gerald R. Carbone, consent pursuant to RSA 559:18 to the sale of the premises known as 93A Plaistow Road, Plaistow, New Hampshire, to Cottage Plaza LLC, for the sum of \$1,045,000. I have executed the foregoing as my free act and deed, and under no constraint or undue influence.

The undersigned trustee as Successor Trustee under the Gerald R. Carbone Revocable Trust of 2019 created by Gerald R. Carbone as grantor under trust agreement dated August 1, 2019, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the successor trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the successor trustee for a conveyance thereof.

EXECUTED on March 6, 2024.



Christine A. Carbone, Successor Trustee
Gerald R. Carbone Revocable Trust of 2019

STATE OF NEW HAMPSHIRE)
COUNTY OF ROCKINGHAM)

On March 6, 2024, before me, personally appeared the above-named **Christine A. Carbone**, Successor Trustee, **Gerald R. Carbone Revocable Trust of 2019**, known to me (or satisfactorily proven) to be the person whose name is affixed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained and in the aforesaid capacity.

LEEANN TURNER BROOKS
Notary Public - New Hampshire
My Commission Expires October 21, 2025


Leeann Turner Brooks, Notary Public
My Commission Expires: 10/21/2025

TAX BILLS (1 of 2)

Town of Plaistow - PT

Bill Information

Bill Number: TX-226695-TX
 Description: TAX2
 Property ID: 329
 Owner: COTTAGE PLAZA LLC
 Address: 93A PLAISTOW RD
 Bill Date: 11/10/2025
 Due Date: 12/17/2025



7/13/2026

Bill Amount:	\$7,223.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$7,223.00
Payments:	\$7,223.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Original Amount	11/10/2025	2025	2025	\$7,223.00
Principal Transaction	11/25/2025	2025	2025	(\$7,223.00)

TAX BILLS (2 of 2)

Town of Plaistow - PT



7/13/2026

Bill Information

Bill Number: TX-223445-TX
Description: TAX1
Property ID: 329
Owner: COTTAGE PLAZA LLC
Address: 93A PLAISTOW RD
Bill Date: 5/15/2025
Due Date: 7/1/2025

Bill Amount:	\$9,091.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$9,091.00
Payments:	\$9,091.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Original Amount	5/15/2025	2025	2025	\$9,091.00
Principal Transaction	6/23/2025	2025	2025	(\$9,091.00)

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matters legal in character. For properties pertaining to a sale, we do not render any opinion as to the title, which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

CONTACT

DEANA ARDEN

SENIOR ADVISOR

📍 2 Greenleaf Woods Drive Suite 301

Portsmouth, NH 03801

☎ (603) 682-3440

☎ (603) 637-2014

✉ darden@nainorwoodgroup.com

JESSIE GILTON

ADVISOR & SELF-STORAGE SPECIALIST

📍 2 Greenleaf Woods Drive Suite 301

Portsmouth, NH 03801

☎ (603) 637-2008

☎ (617) 820-8443

✉ jessie@nainorwoodgroup.com