

FOR SALE > RETAIL INVESTMENT

2 Retail Buildings on Route 1

98 LAFAYETTE ROAD, HAMPTON FALLS, NH 03844



9.6% CAP RATE



Snapshot > Retail Buildings

Building Types	Retail
Total Buildings SF	Car dealership: 2,776± Daycare center: 2,726±
Acreage	0.87±
Utilities	Private water & septic Oil; forced hot air
Road Frontage	125'± on Lafayette Road
Parking	50 on-site spaces
2017 Taxes	\$9,478
Cap Rate	9.6%
List Price	\$450,000



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98 Lafayette Road | Hampton Falls, NH



Property Highlights

- › Highly visible income producing property consisting of one building with a used car dealership and a second building with a day care center and one bedroom apartment; day care could be converted into additional apartments and/or retail space
- › 0.87± acre flat site with 125'± of frontage on Lafayette Road, boasting 22,000 VPD (NHDOT 2015), and a generous lot depth with an average of 298'±
- › Additional income producing property available on abutting 0.83± acre lot; assembled total is 1.7± acres, which opens up several redevelopment opportunities
- › Flexible zoning allows for a variety of uses including retail, restaurant, residential, mixed use, private schools including nursery and day care, health club, office, and shops for the trades

Contact Us

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