

FOR SALE > INVESTMENT

Route 1 Commercial Investment

98 LAFAYETTE ROAD, HAMPTON FALLS, NH 03844



Snapshot > Commercial Buildings

| | |
|-------------------|--|
| Building Type | Retail/Mixed use |
| Total Building SF | Car dealership: 2,776± Former daycare: 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 |
| List Price | \$450,000 |



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98 Lafayette Road | Hampton Falls, NH



Property Highlights

- › Highly visible income producing property consists of two buildings; one currently houses a used car dealership and the other is a former childcare center with a one bedroom apartment; former childcare building may be able to be converted into additional apartments or a single family residence
- › 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, 96 Lafayette, is 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, childcare, health club, office, and shops for the trades



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