

FOR SALE > MIXED USE INVESTMENT/REDEVELOPMENT

Route 1 Commercial Property

96 LAFAYETTE ROAD, HAMPTON FALLS, NH 03844

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Snapshot > Mixed Use Building

Building Types	Residential & retail
Total Buildings SF	2,327±
Acreage	0.83±
Utilities	Private water & septic Oil; forced hot water
Zoning	Town Common District
Road Frontage	120'± on Lafayette Road
Parking	9 on-site spaces
2016 Taxes	\$5,827
List Price	\$320,000



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96 Lafayette Road | Hampton Falls, NH



Property Highlights

- › Prime redevelopment opportunity with great visibility and high traffic counts for retail or other commercial uses
- › Highly visible income producing property consisting of a single family residence and an attached art studio; both leased through March 31, 2018 with no renewal options
- › 2016 net operating income was \$13,713
- › 0.83± acre flat site with 120'± of frontage on Lafayette Road, boasting 22,000 VPD (NHDOT 2015), and a generous lot depth with an average of 338'±
- › Additional income producing property available on abutting 0.87± 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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Site Plan

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