

FOR SALE > HIGHWAY COMMERCIAL LAND

# Prime Development Opportunity

4 ROCHESTER NECK ROAD, ROCHESTER, NH 03867



Colliers International | New Hampshire is pleased to introduce a 12.06± acre parcel located in the heart of Rochester's Route 125 commercial corridor. This site features 754'± of road frontage and is serviced by municipal water (discounted rates for heavy users), municipal sewer, 3 phase power, and natural gas.

The flexible Highway Commercial District zone allows for several uses including retail, vehicle sales, motel, restaurant, light industrial, warehouse, and self storage (conditional use), as well as residential uses including multifamily (within a mixed use building) and single family development.

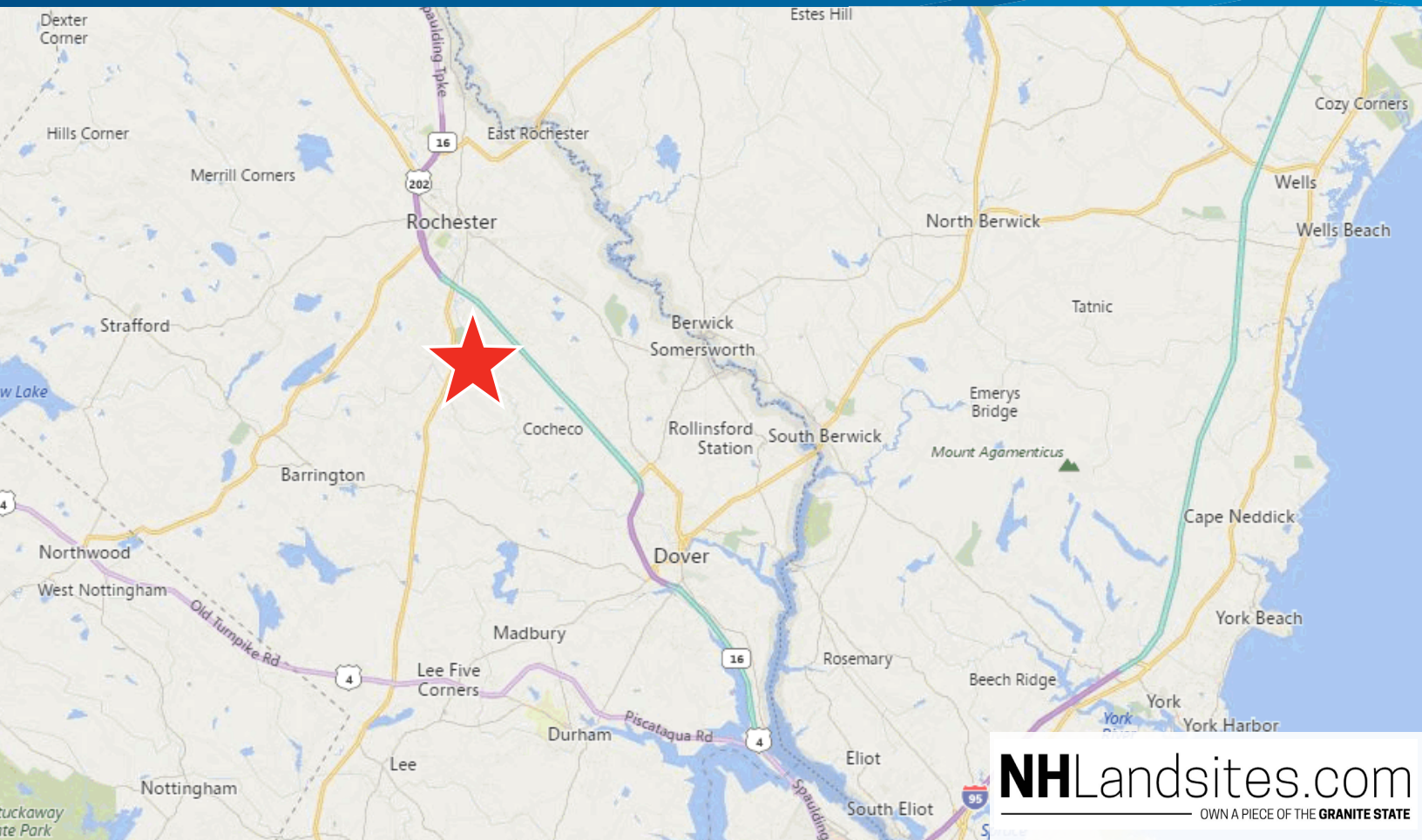
The City of Rochester's labor pool is growing, well educated, and highly motivated. City employers draw from a labor market extending from northern Massachusetts to southern Maine. Rochester has a rich manufacturing history, business-friendly environment, and offers a great quality of life.

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# 4 Rochester Neck Road | Rochester, NH



## Snapshot > Development Site

Acreage	12.06±
Topography	Gently sloping, wooded
Zoning	Highway Commercial (HC)
Frontage	436'± Rochester Neck Road 317'± at lighted intersection of Rochester Neck Road & Gonic Road/Route 125
Traffic Count	13,000 VPD on Route 125 (NHDOT 2013)
Utilities	Municipal water & sewer Natural gas at the road 3 phase power available
2016 Taxes	\$13,144
List Price	\$500,000

## Contact Us

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