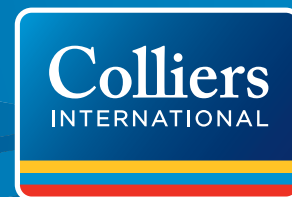


FOR SALE > TOWNHOUSE COMMUNITY

One Riverside Place

KAYAK WAY, BOSCAWEN, NH 03303



PRICE REDUCED!



One Riverside Place is a fully-approved 38-unit waterfront townhouse condominium project located on the scenic banks of the Contoocook River in Boscawen, right on the Concord city line, and just minutes from I-93, Exit 17, and downtown Boscawen. 21 of the units are completed, with some already occupied by tenants.

Several of these brand new 2-bedroom, 3-story units offer stunning balcony riverside views and have either 1.5 or 2.5 bath, depending on the floor plans. Other amenities include central air conditioning, a 1-car garage, and a proposed nature trail, running track, kayak/canoe rack/launch area, and more.

The project is situated on 10.46± acres and is offered with the adjacent 2.2 acre, Lot 62-5, on which further development of some type is possible. Although no formal site plan was approved, the town was favorable to self-storage as a use for this lot.

This location provides easy access to downtown Concord as well as points north on I-93, and there are numerous dining and recreational opportunities nearby.

This is a unique investment opportunity, with 21 completed units and all approvals for 17 other units to-be-built. A buyer can either sell units as condos (all required condo documents and floor plans are recorded) or rent them out. No units have been sold yet, providing flexibility to investors.

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One Riverside Place | Boscawen, NH



Snapshot > Townhouse Development

Building Type	Townhouse with 1 car garage underneath
Acreage	12.7±
Number of Units	(38) 2-bedroom units with 1.5 or 2.5 baths <i>21 units are completed, with the remaining 17 to-be-built by buyer</i>
Zoning	Residential
Utilities	Municipal water & sewer
Taxes	Tax rate is \$28.61 per \$1,000 of valuation
List Price	\$4,300,000 \$3,600,000

Demographics | 5 Mile Radius

AVERAGE HH
INCOME



\$84,701

OF
HOUSEHOLDS



8,220

POPULATION



22,229

Source: Esri forecasts for 2017.

Contact Us

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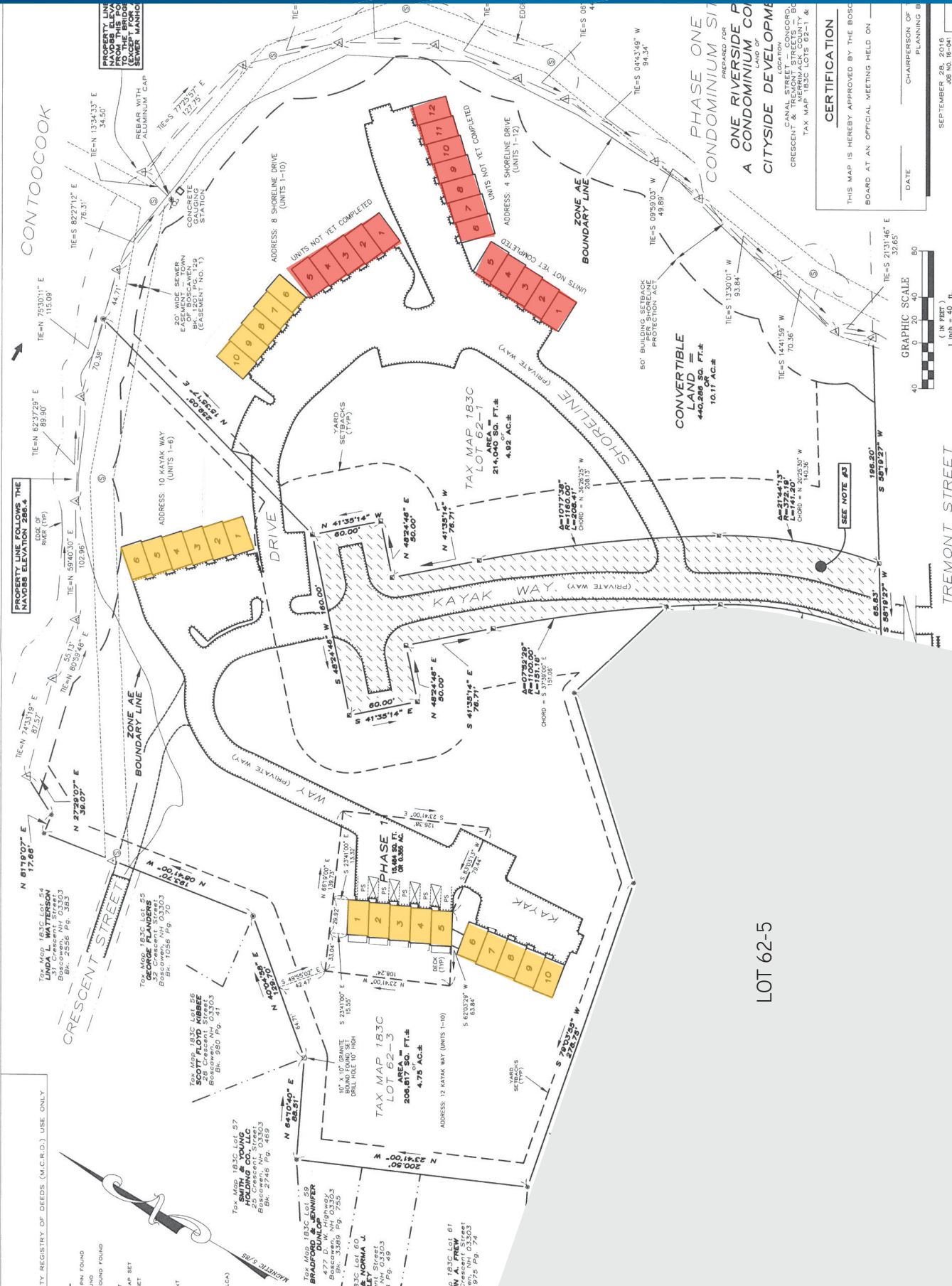
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Site Plan

ONE RIVERSIDE PLACE, BOSCAWEN, NH 03303



KEY

- Completed units
- Units buyer will need to complete

CERTIFICATION

THIS MAP IS HEREBY APPROVED BY THE BOSCAWEN PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____

DATE _____ CHAIRPERSON OF PLANNING BOARD _____

SEPTEMBER 28, 2016
JANET M. GUNTER

LOT 62-5

ONE RIVERSIDE PLACE, BOSCAWEN, NH 03303

INTERNATIONAL

