

FOR SALE > INDUSTRIAL BUILDINGS

Versatile, Mixed Use Property



185 & 193 WEST MAIN STREET, HILLSBOROUGH, NH 03244

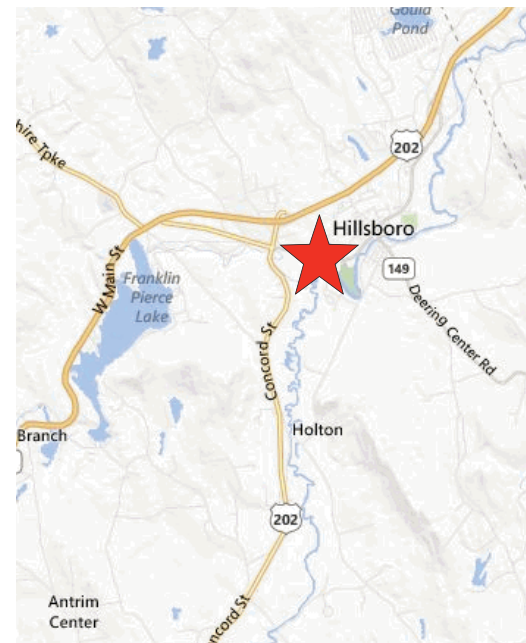


185 & 193 West Main Street > Industrial Buildings

This highly secured, three building property, consisting of 7,170± SF, is for sale in Hillsborough, NH. The 4,170± SF office building has a new HVAC system, installed in 2012 and new fiberglass wall systems and windows, installed in 2011. Owner improvements, since 2004, total more than \$812,000. This property also includes a 3,000± SF heated garage with 6 drive-in doors. This site is ideal for contractors, rental equipment companies, auto truck repair and sales, heating/oil propane sales and much more!

Property Highlights

- > 3 buildings sitting on 7.5± acres
- > 6 drive-in doors
- > Commercial/Industrial zoning
- > Secured outdoor storage by electric gated, barbed wire exterior fence
- > Emergency backup generator
- > Property can be multi-tenanted
- > Over 308' of high visibility on Routes 9 and 202
- > Built in 1962, with additions added in 1971 and 2008
- > Municipal water and sewer, with newly installed, energy efficient HVAC
- > 3 phase electric
- > T-8 data lines
- > 28 on-site striped parking spaces and large gravel parking lot
- > 2016 Property Taxes: \$23,235.61



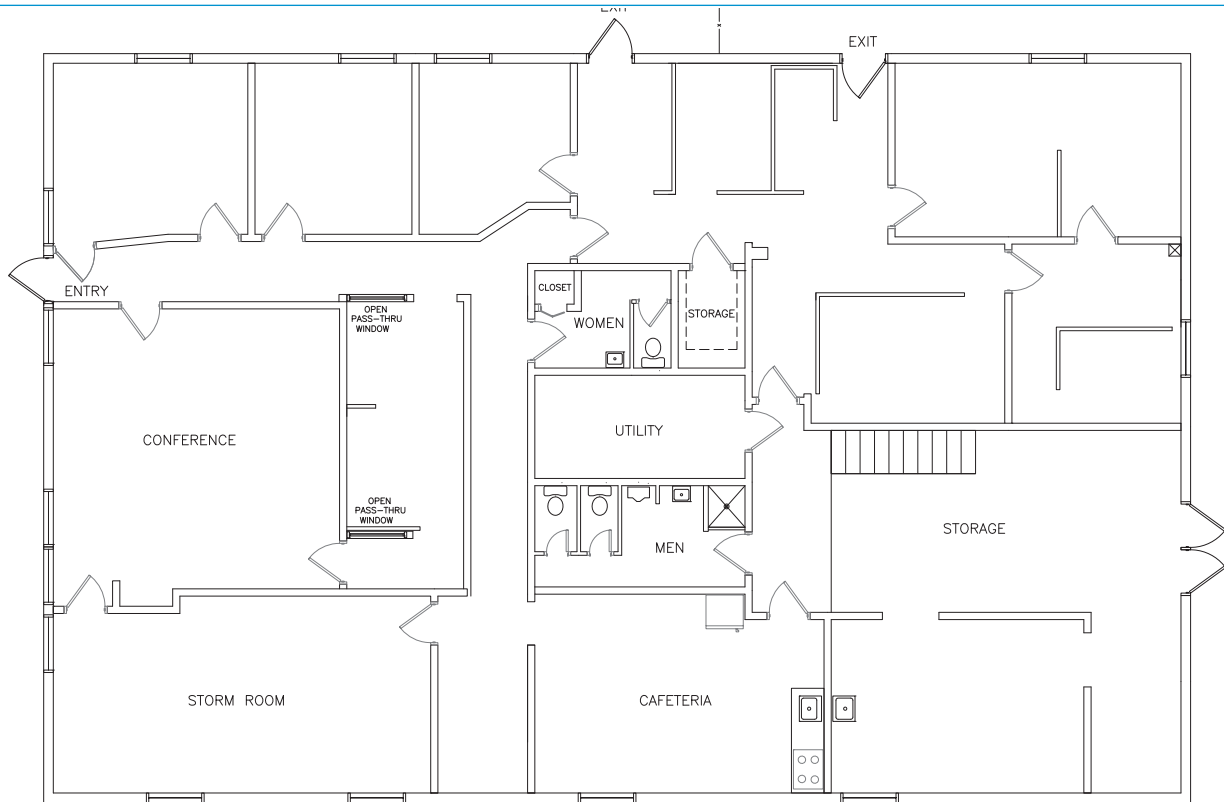
List Price: ~~\$799,000~~ \$749,000

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185 & 193 West Main Street > Office Building Floor Plan



185 & 193 West Main Street > Property Photos



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