

# Downtown Milford, NH

Gas Station/Mini Mart on .26± Acre Corner Lot  
3 Pumps with 6 Fueling Positions

*Rt. 13 at Clinton St. with Access from Both*

**.17 miles south of NH 101A & 1.1 miles north of NH 101**



**AUCTION: Wednesday, April 12 at 11am On-site**

Property Tour: Auction Day (9-11am)

# JJ Manning

— AUCTIONEERS —

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179 Old King's Highway, Yarmouth Port, MA 02675



NH Lic 6018  
Bro 1603  
Ref 17-1724



#### Terms of Sale

10% certified deposit of which \$15,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 4/14/17. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

#### Pre-auction Offers

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer.

#### Buyer's Broker Terms

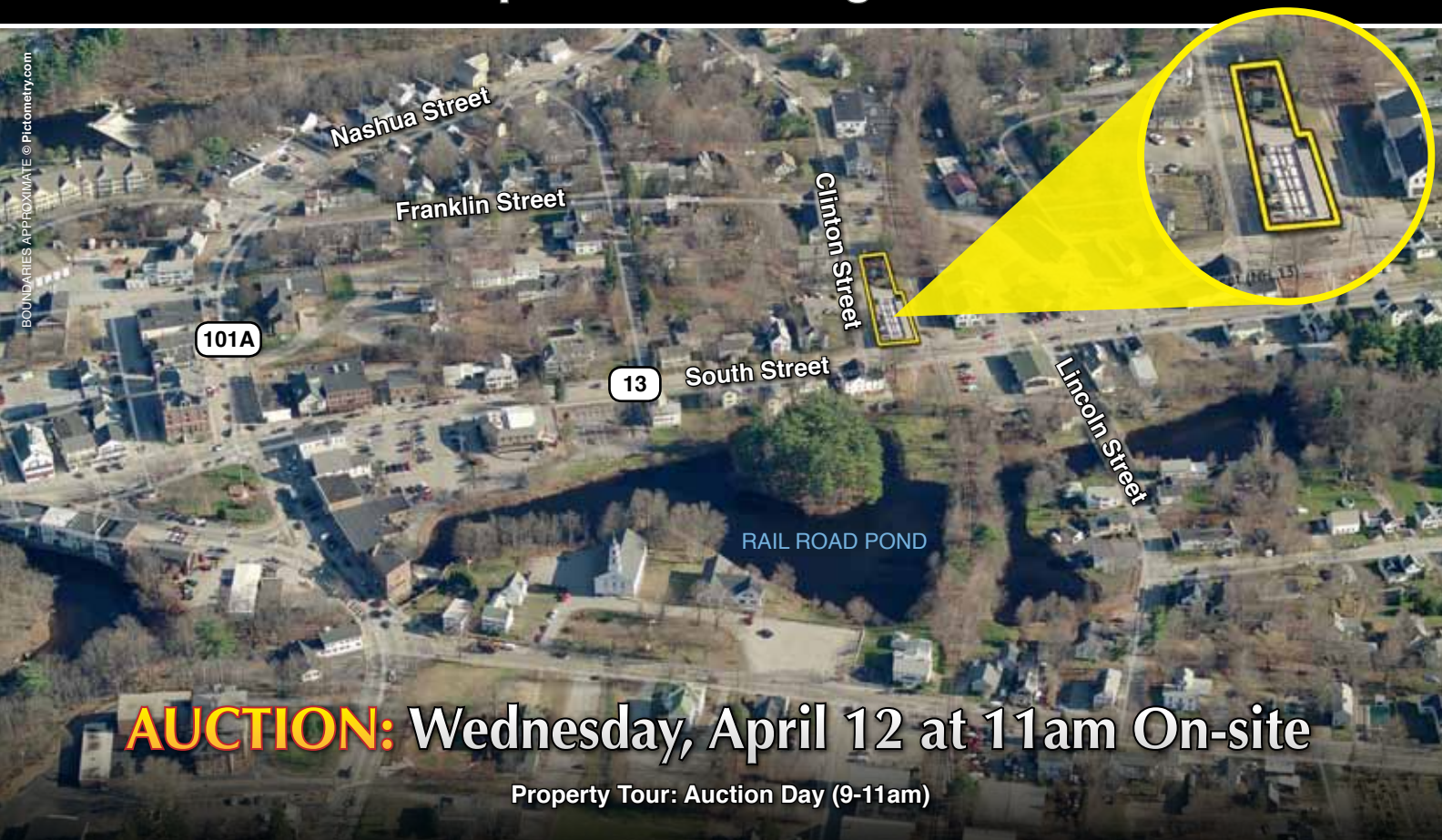
Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory 24 hour broker pre-registration.

# Downtown Gas Station/Mini Mart

.26± Acre Lot on Rt. 13 at Clinton St.  
3 Pumps with 6 Fueling Positions



BOUNDARIES APPROXIMATE © Pictometry.com



**168 South St. (Rt. 13)  
Milford, NH**

**RE Tax Assessment (2016): \$322,600**

**Parcel ID:** 30-66

**Zoning:** C - Commercial

**Improvements:** 750± sf. GBA 1-story concrete block mini mart built in 1994 with 375± GLA finished area, 120± sf. cooler, restroom & full unfinished basement, 96± sf. shed, 2,425± sf. canopy, 3 gas pumps with 6 fueling positions

**Tanks:** 26,000 gallon fuel storage with (1) 10,000 gallon & (2) 8,000 gallon USTs

**HVAC:** Electric baseboard heat, central a/c

**Legal Ref.:** Hillsborough County 8238-0613

**Operating Status:** Station is currently closed and available for immediate occupation or redevelopment

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Property Information, Broker Reg. & Full Terms at:

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