

1,628± SF RETAIL SHOP ON .36± ACRE

61 Lafayette Rd (US Rt 1), N Hampton, NH

Fully Renovated in 2011

Attention Generating Front Deck & Ample Parking



BOUNDARIES APPROXIMATE © Pictometry.com

AUCTION: Monday, October 28 at 11am On-site

Originally built to residential standards as a model home for a real estate developer, the building's interior including electric, plumbing, HVAC, insulation, kitchen & more was completely renovated in 2011 for use as a specialty cheese shop with approvals for food prep & retail wine sales. Truss framed roof rafters allow for high ceilings & flexible interior layout. Handicap ramp & ADA compliant restroom fixtures. Selling real estate only for immediate use, current business vacating by November 1st.

High visibility location on the East side of US Rt 1 in center of commercial zone, midway between Hampton Beach & Portsmouth with traffic counts typically over 16,000 vehicles per day. A rare stand-alone retail establishment in this corridor featuring a 325± ft open front deck & marquee/signage that attract customers.

Property Tour:

Monday, October 21 (11am-1pm)

RE Tax Assessment (2023): \$424,800

Site: .36± acre with 100± ft frontage & 2,600± sf paved parking

Year Built: 1960 with 2 additions through 2011

Gross Building Area: 3,639± sf

Gross Living Area: 1,628± sf

Current Layout: 3 rooms, 1 restroom

Basement: 1,328± sf crawl space, 300± sf piers

HVAC: Gas-fired forced air duc, central a/c

Water: Public

Sewer: Private septic

Legal Ref.: Rockingham County 5182/1611

Parcel ID: 007-063-000

Zoning: IB/R

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Wednesday, October 30, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. 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 and 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 in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning

— AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

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



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