

PRIME DEVELOPMENT OPPORTUNITY

2 Adjacent Parcels in Lee, NH Commercial Corridor

4.15± Acres & 25.63± Acres

To be Sold Individually with 83 Calef Hwy Selling Absolute



Near Aubuchon Hardware, banks, Dunkin Donuts, Lee Market Place, Market Basket, McDonalds, NH State Liquor & Wine Outlet, Planet Fitness, Rite Aid, Starbucks, Walgreen's, Wendy's, Wentworth-Douglass Express Care, etc.

AUCTIONS: Wednesday, December 11 at 12pm On-site*

**Both auctions to be held at 83 Calef Hwy (Rt 125)*

JJ Manning

— AUCTIONEERS —

JJManning.com

800.521.0111

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

NH LIC 6018
BRO 1820
REF 24-2086-7



Terms of Sale:

10% certified deposit of which \$50,000 minimum EACH by certified or bank check at the auction & remainder by 4pm ET on Friday, December 13, 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 & 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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

2 Adjacent Parcels in Lee, NH Commercial Corridor

4.15± Improved Acres & 25.63± Acres Land

To be Sold Individually with 83 Calef Hwy Selling Absolute



Prime Strafford County growing retail location with easy access to camping, speedways, nature areas & other recreation

5± miles to UNH Durham
15± miles to Portsmouth
30± miles to Concord

BOUNDARIES APPROXIMATE © Pictometry.com

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AUC REF: 24-2086
Address: 83 Calef Hwy (Rt 125) [a/k/a 85 Calef Hwy], Lee, NH
Only 83 Calef is Selling Absolute to the Highest Bidder, Regardless of Price

Assessor Parcel ID: 04-007-0500
Site Area: 4.15± Acres (180,687± sf)
Site: Front portion cleared for unpaved parking & improved by a 3,000± sf GLA circa 1945 1-story building f/k/a Lee Circle Antiques & outbuildings
Note: Successful food truck operation benefitting from an estimated traffic count of 60,000 vehicles/day per seller is to be removed prior to closing & not included in the sale. To be sold with a r-o-w easement requirement in favor of Parcel 04-006-0400.

AUC REF 24-2087
Address: 0 Calef Hwy (Off Rt 125), Lee, NH
Assessor Parcel ID: 04-006-0400
Site Area: 25.63± Acres (1,116,573± sf)
Access: To be sold with a r-o-w easement requirement over 83 Calef Hwy

Zoning: Predominately COMM, with portions in RES, Aquifer Conservation & Wet Soils Conservation District overlays
See Property Info Package: Zoning map(s), deed(s), plan(s), easement(s) including r-o-w requirement & 20± ft wetlands crossing that runs N to S to Rt 4

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

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