

.86± Acre Development Opportunity in Prime Location

235 Washington St (Rt 103), Claremont, NH

3,875± sf Commercial/Auto Shop



BOUNDARIES APPROXIMATE © Pictometry.com

AUCTION: Thursday, March 26 at 12pm On-site

Exceptional Development Opportunity on Route 103

This 0.86± acre lot offers unbeatable exposure and a versatile 3,875± sf commercial building (currently an auto shop). Zoned B2, this site is a premier choice for retail or professional ventures, nestled among a wide array of retail stores and restaurants, including the Claremont Plaza Shopping Center and Claremont Marketplace.

Beyond the bustling commercial traffic, the location is near the Green Mountains and

local recreation, including Arrowhead Area and the Sugar River Rail Trail. With swift access to I-91 and the Vermont border just 5 miles away, the potential here is limitless.

Site: .86± acre (37,462± sf) with 120± ft. of frontage per GIS

Zoning: B-2 (Business District)

Gross Living Area: 3,875± sf

Design: 1-story masonry-frame commercial building with 12± ft. ceilings & 875± (35' x 25') attached wood frame showroom on slab

Parcel ID: 133/ /50 (Map 133 Lot 50)

Parking: 4,500± sf paved area per Assessor

Heat: Oil-fired hot water

Legal Ref: Sullivan County 719/85

Plan: Sullivan County Vol 1, Page 101 Lots 263, 264, 265, 266, 267, 268 (4/1919)

FEMA Flood Zone: AE (33019CO280E 5/23/2006)

Property Tour: Friday, March 20 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder of 10% deposit by 4pm ET on Friday, March 27, 2026. Balance in 50 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 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



NH LIC 6018

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