

6,350± sf 2-Story Building on 4.4± Acres

89 South Street, Walpole, NH

2 Parcels Zoned RB R



ABSOLUTE AUCTION

Thursday, March 26 at 2:30pm On-site

Selling to the Highest Bidder, Regardless of Price

Parcel IDs: Map 18, Lot 5-1 & Lot 6
Legal Ref: Cheshire County 2037/0112
Site: 4.4 acres on corner of Rt. 12 & South St. with views of VT hills
Design: 6,350± sf (70' x 30') commercial 2-story building with several offices, attic & metal roof on concrete slab built in 1951
Restrooms: Two, each with toilet and sink
Parking: 10± vehicles
Garages: (1) 7' X 8' Garage Door to main building & (2) 7' X 8' garage bays
Utilities: Municipal water & sewer; oil forced hot air
Zoning: RB R with non-conforming use variance

Located at the corner of Route 12 and South Street, this substantial two-story building sits on an expansive lot offering picturesque views of the Vermont hills.

While currently taxed as commercial, the property is situated in a residential zone, presenting a versatile investment opportunity: a variance would permit continued commercial use, or the site could be redeveloped into a prime multi-family complex.

The structure features a durable metal roof, two restrooms, several private offices, and extensive storage with integrated shelving. The three garage doors provides easy access and a large

lower-level lot offers ample space for parking or further construction. The property is ideal for a live-work setup or a hybrid business and apartment conversion.



Preview: Friday, March 20 (2pm-4pm)

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at this auction & remainder by 4pm ET on Friday, 3/27/26. 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.

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— 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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