

RETAIL FOR SALE

Address Not Disclosed, Portsmouth, NH



OFFERING SUMMARY

SALE PRICE:	\$239,000
NUMBER OF UNITS:	1
CAP RATE:	69.04%
NOI:	\$165,000
AVAILABLE SF:	
BUILDING SIZE:	1,500 SF
PRICE / SF:	\$159.33

PROPERTY OVERVIEW

With a liquor license to sell beer and wine, a new owner easily could include hard liquor. Equipment includes a pizza oven, walk-in cooler, 16-foot hood, fry-o-later, stove top, plenty of extra coolers and freezers, and an updated A/C system in the last 18 months. The business comes with a lease at \$3,000/mo NN for the next 6 years with a 5-year option. Tenant to take over lease.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

ETHAN ASH
Commercial & Investment Specialist, MICP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwclcg.com

RETAIL FOR SALE

Address Not Disclosed, Portsmouth, NH



KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

ETHAN ASH
Commercial & Investment Specialist, MICP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

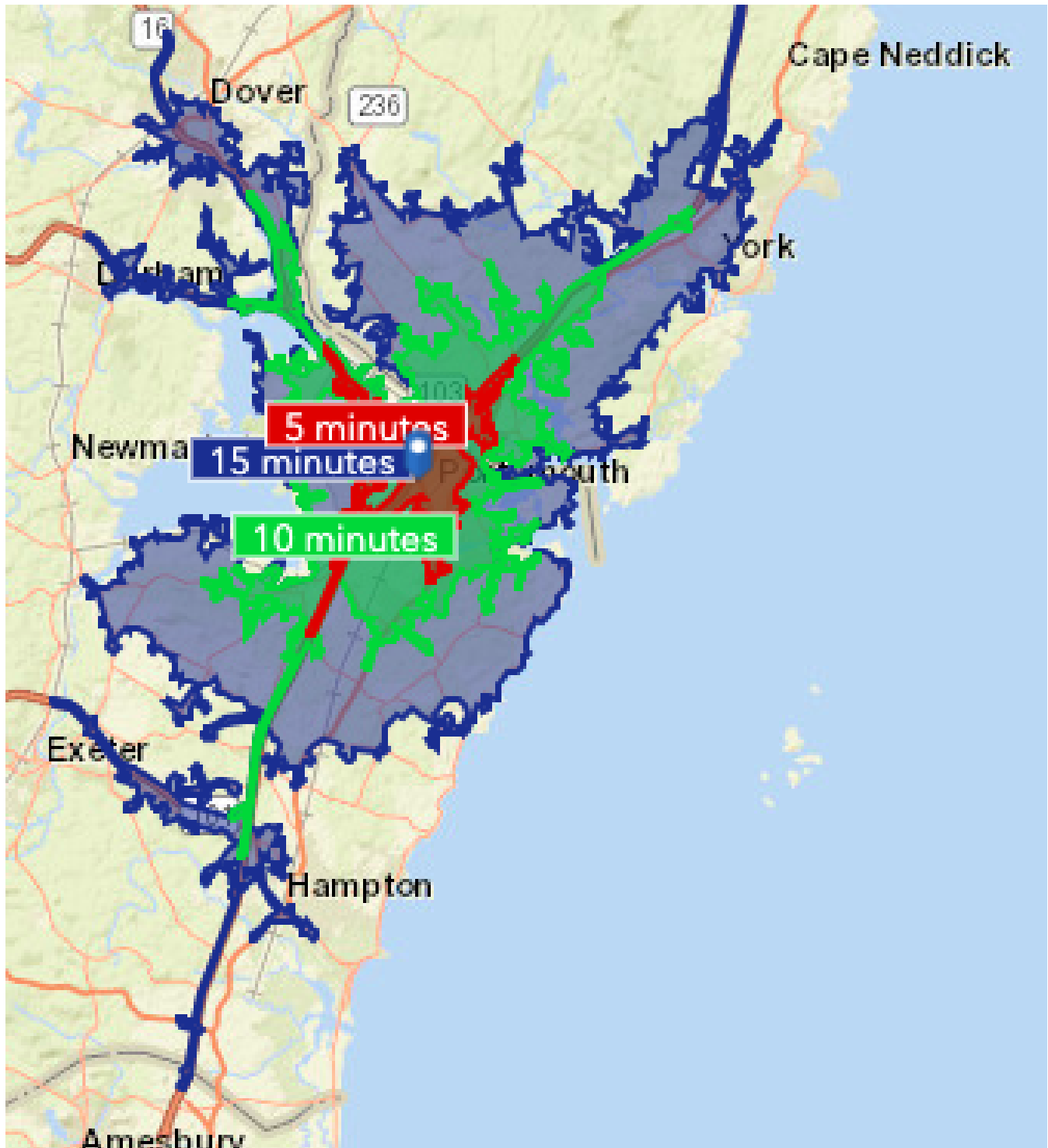
DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwclcg.com

RETAIL FOR SALE

Address Not Disclosed, Portsmouth, NH



KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

ETHAN ASH
Commercial & Investment Specialist, MICP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

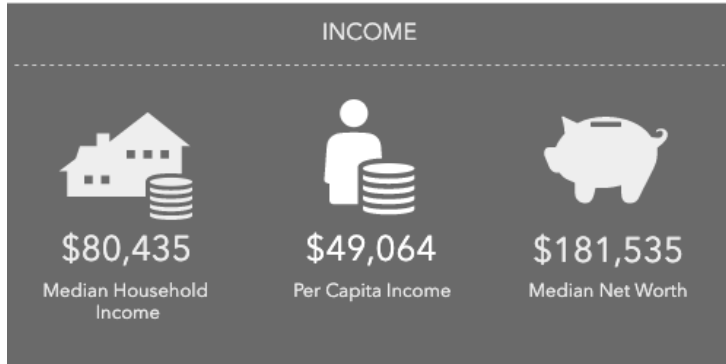
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwclcg.com

RETAIL FOR SALE

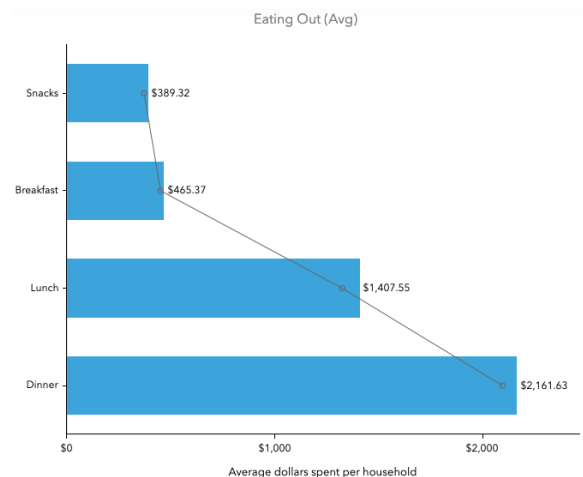
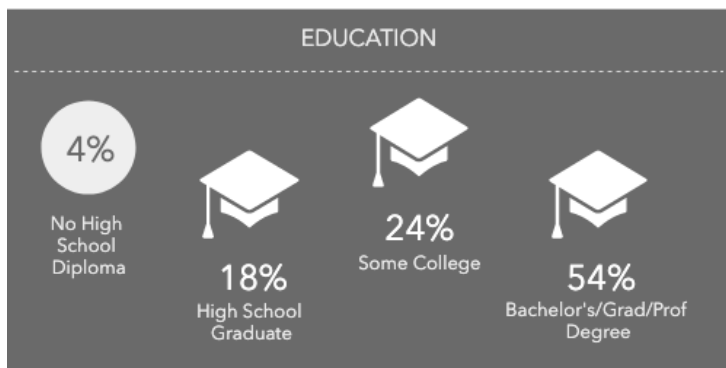
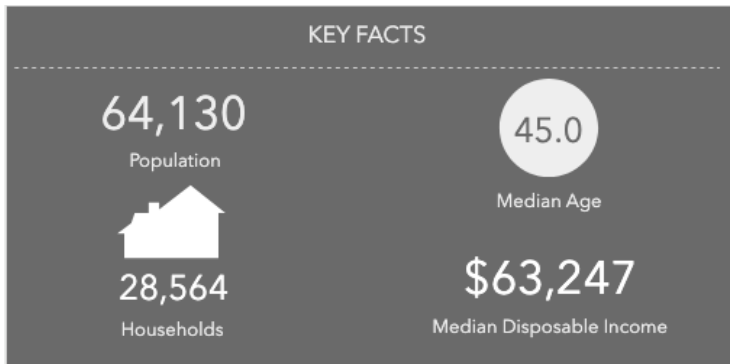


Address Not Disclosed, Portsmouth, NH



Tapestry Segments

	8B Emerald City 5,107 households	17.9% of Households	▼
	1D Savvy Suburbanites 3,156 households	11.0% of Households	▼
	5B In Style 3,129 households	11.0% of Households	▼



KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

ETHAN ASH
Commercial & Investment Specialist, MICP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwclg.com