

FORMER FIRE STATION • 3,802 SF • OVERSIZED BAYS • COMMERCIAL ZONE

35 S MAIN ST, NEWTON NH

\$750,000 • \$197 / SF

CASH TO CLOSE ≈ \$95K • MONTHLY NUT ≈ \$5,973

CONTRACTOR BAYS + STORAGE • SPLIT & RENT

3–4

CONTRACTOR BAYS

\$1,400–\$1,900/mo

4–6

INDOOR STORAGE

\$175–\$275/mo

3–5

OUTDOOR SPOTS

\$100–\$175/mo

PROJECTED RENTAL INCOME

INCOME STREAM	CONSERVATIVE	BASE	STRONG
Contractor Bays (monthly)	\$5,500	\$7,100	\$7,800
Indoor + Outdoor Storage	\$1,300	\$1,685	\$2,050
Total Monthly Gross	\$6,800	\$8,785	\$9,850
Annual Gross Income	\$82,000	\$105,000	\$118,000
NOI (after expenses)	\$43,500	\$60,600	\$70,900

WHY THIS USE WORKS

- Lower Risk
- Same Asset Edge
- Flexible
- Demand
- Upside Path

Multiple small tenants vs one operating business
Oversized doors & high ceilings still command premium rents
Owner can keep 1 bay for their own trade and rent the rest
Trades need secure, drive-in space near the MA border
Can convert later to full auto shop or pure storage

BEST AS A HYBRID: OWNER KEEPS 1 BAY + RENTS THE REST

Pure landlord cash flow is tighter. Hybrid delivers better economics + free bay for your trade.

SECOND-BEST USE • STRONG RETURNS • LOWER INTENSITY

Split the bays. Rent to trades. Keep one for yourself. Build equity while you work.

TEXT OR CALL JESSE JEAN

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