

35 S MAIN ST • NEWTON, NH

Former Fire Station | 3,802 SF | 5 Oversized Bays | Commercial Zone

\$750,000

25% DOWN ≈ \$187,500 • FINANCE ≈ \$562,500

RUN A 5-BAY SHOP. MAKE REAL MONEY.

\$95–\$115

PER HOUR

Shop labor rate

\$450K+

CASH FLOW

Owner cash flow*

48–70%+

RETURN

Cash-on-cash

THE FULL STACK — WHAT YOU ACTUALLY GET

- **Core Building**
3,802 SF • 5 oversized bays • Commercial zone
- **Pro Forma Package**
Full 5-bay performance model & numbers
- **Zoning Clarity**
What's allowed + next steps guidance
- **Contractor Intros**
Local trades to speed up build-out
- **Shop Marketing Kit**
Ready-to-use ads to fill the bays
- **30-Day Support**
Post-close call with Jesse

Total Stacked Value: \$750K+ building + bonuses → Price stays \$750,000

READY TO LOOK AT THE NUMBERS?

This building was made for vehicles.
The math works for an owner-operator who executes.

TEXT OR CALL JESSE

603-554-7311

buildhomesnh@yahoo.com • www.YourHomeNH.com