



For Sale

# Small Industrial Condominium

## Andrew M. Ward

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## 326 Main Street, Unit 3 Fremont, NH

### Property Highlights

- Rare opportunity to acquire a small industrial condominium in a convenient location on Main Street/Route 107
- Unit 3 is 2,147± SF consisting of an efficient open warehouse layout featuring 1 drive-in door, heavy power (220A/208V/3-phase), a propane-fired suspended heater, private restroom, and a utility sink
- 4 on-site parking spaces
- Allowed uses include warehouse, distribution, retail, and light manufacturing; auto service-related uses are not permitted
- Centrally positioned between the Seacoast and Manchester, NH, just 5 minutes from Route 101

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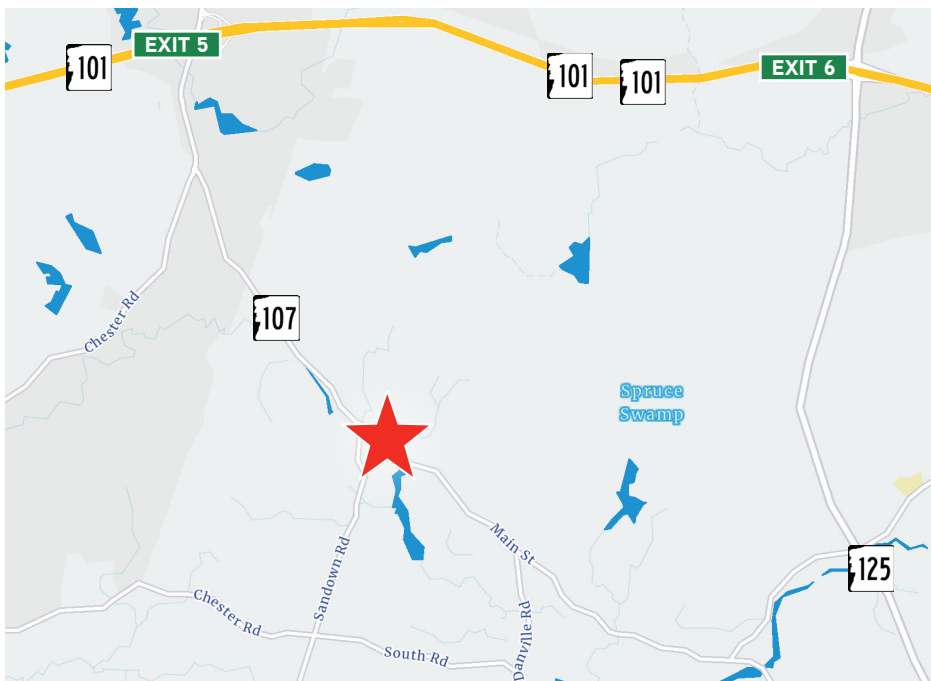
# For Sale

## Specifications

Address:	326 Main Street
Location:	Fremont, NH 03044
Building Type:	Industrial condominium
Year Built:	1920
Condominium SF:	2,147±
Floors:	1
Road Frontage:	376.79'± on Main Street
Utilities:	Private community well & septic Propane hung heater
Zoning:	Village District
Parking:	4 on-site spaces
Clear Height:	12'±
Drive-in Door:	1 (9' x 9'4")
Power:	200A; 208V; 3 phase
Condominium Fee:	\$300/month
2025 Taxes:	\$3,166.92
List Price:	\$275,000



## Locator Map



Contact us:

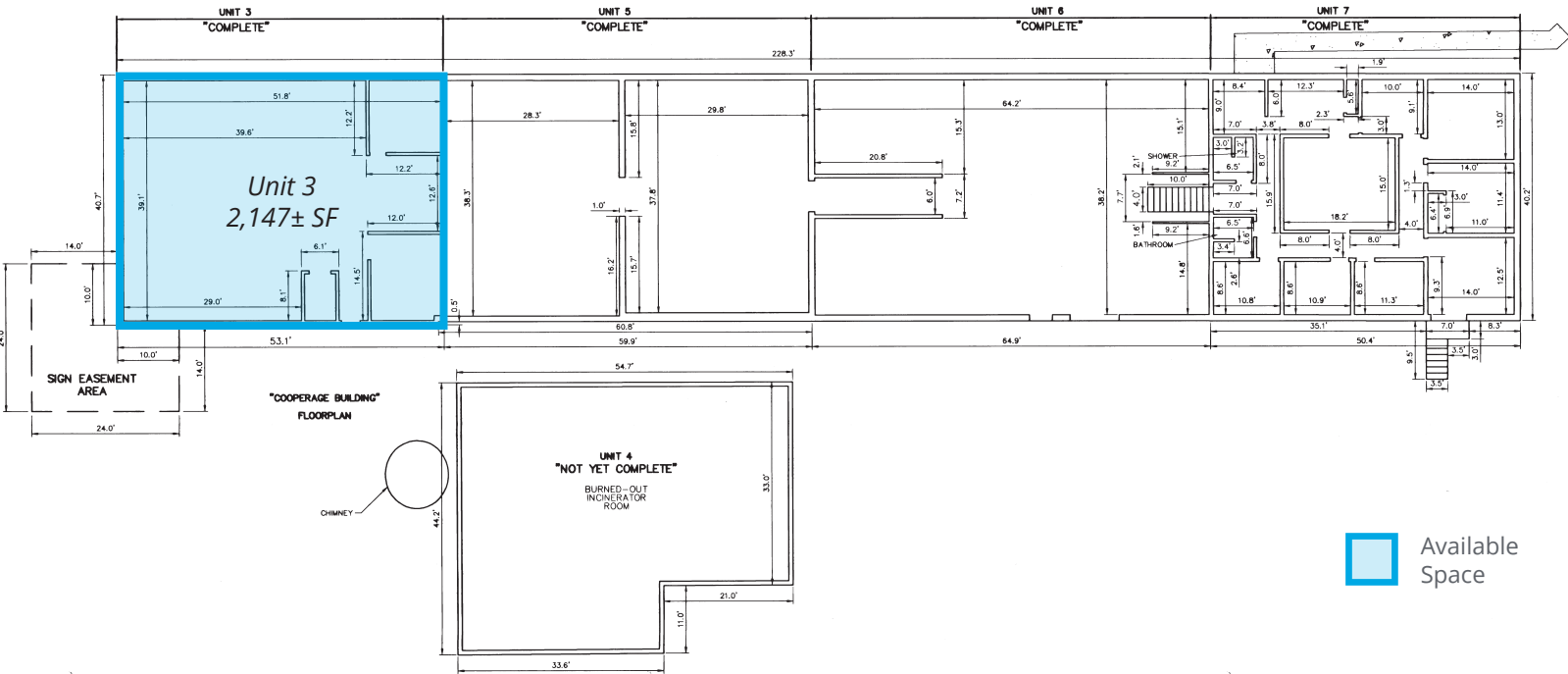
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# Floor Plan



Available Space

CONDOMINIUM PLAN - LOT 3-37  
 UNITS 3, 4, 5, 6 & 7 FLOOR PLANS  
**COOPERS CORNER**  
 CONDOMINIUM  
 TAX MAP 3 • LOT 37  
 ROUTE 107  
**FREMONT, N.H.**

PREPARED FOR/OWNER OF RECORD:  
**COOPERS CORNER, LLC**  
 326 MAIN ST., UNIT 7A, FREMONT, NH 03044  
 SEE: R.C.R.D. BK. 4039, PG. 1637  
 DECEMBER 2, 2005

SCALE: 1" = 10'

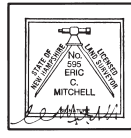
PREPARED BY:  
**ERIC C. MITCHELL & ASSOC. INC.**  
 PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298  
 PH. (603) 627-1181

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

*Eric C. Mitchell*      *Eric C. Mitchell*  
 ERIC C. MITCHELL      L.L.S. 595      DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

*Eric C. Mitchell*      *Eric C. Mitchell*  
 ERIC C. MITCHELL      L.L.S. 595      DATE





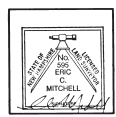
# Site Plan

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

*Eric C. Mitchell*  
ERIC C. MITCHELL L.L.S. 595 12/01/05 DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE AS-BUILT DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

*Eric C. Mitchell*  
ERIC C. MITCHELL L.L.S. 595 12/01/05 DATE



EASEMENT TYPE	SIZE	LOCATION	BENEFICIARY
1. UTILITY (E/D) EASEMENT	10' WIDE	LOT 37	LOT 37-1, 37-2, 37-3, 54.
2. DRAINAGE EASEMENT	10' WIDE	LOT 37	LOT 37-2, 37-3
3. DRIVEWAY ACCESS	22' WIDE	LOT 37	LOT 37-2, 37-3
4. SEPTIC EASEMENT-BED#1	IRREGULAR	LOT 37	LOT 37-2
5. SEPTIC EASEMENT-BED#2	IRREGULAR	LOT 37	LOT 37-2
6. SEPTIC LINE EASEMENT	10' WIDE	LOT 37	LOT 37-2
7. ACCESS TO UNIT 13	10' WIDE	LOT 37	LOT 37-2
8. WATER (DOMESTIC)	10' WIDE	LOT 37-2	LOT 37
9. WATER (SPRINKLER)		LOT 37	37-1, -2, 37-3
10. RECREATION AREA	IRREGULAR	LOT 37	37, 37-2, 37-3
11. FIRE POND/DRY HYD.	IRREGULAR	LOT 37	TOWN
12. PARKING SPACES	(4) 9' X 18'	LOT 37	LOT 3-37-1 (UNIT 1)
13. WATER (WELL & LINE)		LOT 37	LOT 37-3
14. DRIVEWAY ACCESS		LOT 37-2, 37-3	LOTS 37, 37-2, 37-3

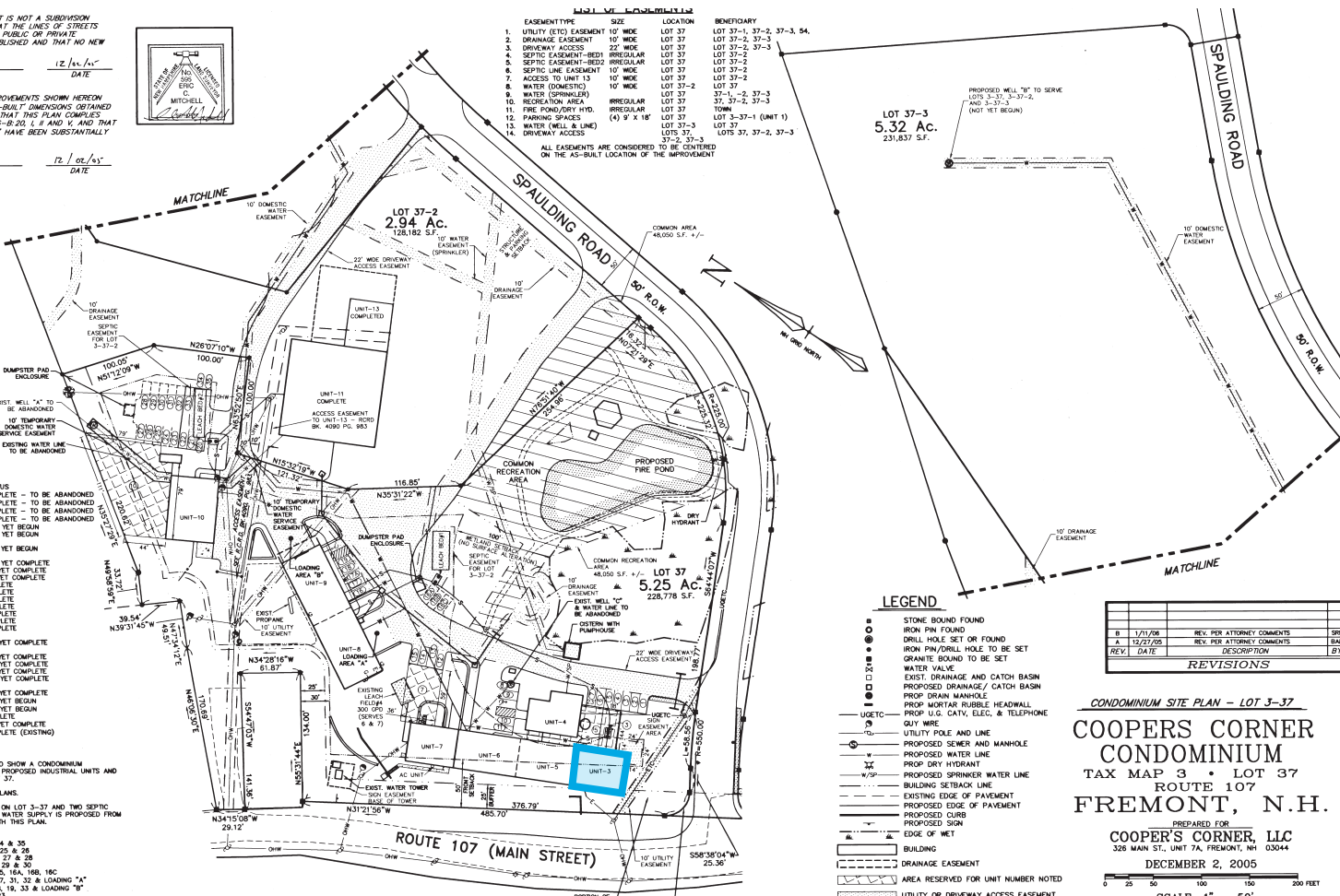
ALL EASEMENTS ARE CONSIDERED TO BE CENTERED ON THE AS-BUILT LOCATION OF THE IMPROVEMENT

**LOT 3-37 STATUS DISCLOSURE:**

ITEM	STATUS	DISCLOSURE
WATER WELL "A" - ON LOT 3-37	COMPLETE	- TO BE ABANDONED
WATER LINE - FROM WELL "A"	COMPLETE	- TO BE ABANDONED
WATER WELL "C" - ON LOT 3-37	COMPLETE	- TO BE ABANDONED
WATER LINE - FROM WELL "C"	COMPLETE	- TO BE ABANDONED
WATER WELL "B" - ON LOT 3-37-3	NOT YET BEGUN	NOT YET BEGUN
WATER LINE - FROM LOT 3-37-3	NOT YET BEGUN	NOT YET BEGUN
WATER LINE - FROM LOT 3-37	NOT YET BEGUN	NOT YET BEGUN
FOR SPRINKLER SYSTEM		
UNDERGROUND ELEC.	NOT YET COMPLETE	
UTILITIES IN SPAULDING ROAD	NOT YET COMPLETE	
SEWER LINE TO LEACH BED #1	NOT YET COMPLETE	
SEWER LINE TO LEACH BED #2	COMPLETE	
LEACH BED #1	COMPLETE	
LEACH BED #2	COMPLETE	
LEACH FIELD #1	COMPLETE	
OVERHEAD WIRES TO UNIT 13	COMPLETE	
OVERHEAD WIRES TO UNIT 11	COMPLETE	
OVERHEAD WIRES TO UNIT 10	COMPLETE	
C/S. WIRES SITE 107 TO	NOT YET COMPLETE	
SPAULDING RD.	NOT YET COMPLETE	
STRUCTURES	NOT YET COMPLETE	
PAVED PARKING SPACES	NOT YET COMPLETE	
PROPOSED LANDSCAPING	NOT YET COMPLETE	
CONCRETE PADS AND	NOT YET COMPLETE	
WALKWAYS	NOT YET COMPLETE	
DUMPSTER PADS/ENCLOSURES	NOT YET BEGUN	
DRY HYDRANT/FIRE POND	NOT YET BEGUN	
CISTERN NEAR UNIT 10	COMPLETE	
CISTERN W/PUMPHOUSE	NOT YET COMPLETE	
UNIT 8/9 PROPANE TANK	COMPLETE (EXISTING)	

**NOTES**

- THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM DEVELOPMENT FOR EXISTING AND PROPOSED INDUSTRIAL UNITS AND ASSOCIATED EASEMENTS FOR LOT 37.
- SEE SHEETS 3-6 FOR BUILDING PLANS.
- THE LOT IS SERVED BY A WELL ON LOT 3-37 AND TWO SEPTIC SYSTEMS ON LOT 3-37. A NEW WATER SUPPLY IS PROPOSED FROM LOT 3-37-3 IN ACCORDANCE WITH THIS PLAN.
- ASSIGNED PARKING SPACES:
  - UNIT 3: 4 SPACES #6, 8, 34 & 35
  - UNIT 4: 4 SPACES #7, 24, 25 & 26
  - UNIT 5: 4 SPACES #9, 6, 27 & 28
  - UNIT 6: 4 SPACES #10, 11, 29 & 30
  - UNIT 7: 7 SPACES #12 - 15, 16A, 16B, 16C
  - UNIT 8: 4 SPACES #16 & 17, 31, 32 & LOADING "A"
  - UNIT 9: 4 SPACES #18, 19, 33 & LOADING "B"
  - UNIT 10: 4 SPACES #20 - 23
  - UNIT 11: 4 SPACES #1 - 4 (CONDO 3-37-1)
- THE CONTRACTOR, OWNER AND ALL OTHER SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON MA (800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.



**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE SET OR FOUND
- ⊙ IRON PIN/DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- WATER VALVE
- EXIST. DRAINAGE AND CATCH BASIN
- PROPOSED DRAINAGE / CATCH BASIN
- PROP. DRAIN MANHOLE
- PROP. MORTAR RUBBLE HEADWALL
- PROP. U/G. CATV, ELEC. & TELEPHONE
- U/G. E/C
- GUY WIRE
- UTILITY POLE AND LINE
- PROPOSED SENEH AND MANHOLE
- PROPOSED WATER LINE
- PROP. DRY HYDRANT
- PROPOSED SPRINKLER WATER LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED SIGN
- EDGE OF WET
- BUILDING
- DRAINAGE EASEMENT
- AREA RESERVED FOR UNIT NUMBER NOTED
- UTILITY OR DRIVEWAY ACCESS EASEMENT
- COMMON RECREATION AREA (FOR LOTS 37 THRU 37-3 AND THE COOPERAGE FOREST SUBDIVISION)

REV.	DATE	DESCRIPTION	BY
B	11/17/06	REV. PER ATTORNEY COMMENTS	SPB
A	12/27/05	REV. PER ATTORNEY COMMENTS	BAO
			RTJ

REVISIONS

CONDOMINIUM SITE PLAN - LOT 3-37

**COOPERS CORNER CONDOMINIUM**

TAX MAP 3 • LOT 37

ROUTE 107

**FREMONT, N.H.**

PREPARED FOR  
**COOPER'S CORNER, LLC**  
 328 MAIN ST., UNIT 7A, FREMONT, NH 03044

DECEMBER 2, 2005

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**SHEET 2 OF 6**

REV. B DWG. 5-9804 CONDO 37 [JLB, BK/PS] JOB NO. 0388-00