

## PRIME OWNER-USER OPPORTUNITY

## 35 S MAIN STREET, NEWTON, NH

Former Fire Station • 3,802 SF • 0.70 Acres • Commercial Zone

## OFFERED AT \$750,000

Estimated Financing: ~\$562,500 @ 25% Down | Strong Cash-on-Cash Potential

## PROPERTY HIGHLIGHTS

- Multiple oversized garage bays (5 usable)
- High ceilings & open flexible layout
- Large drive-in doors ideal for vehicles
- Commercial zoning – auto service ready
- Minutes to MA border (Merrimac area)
- 20 min to Salem NH | 45 min Manchester
- Strong regional traffic & visibility
- Potential live-work or storage income

## 5-BAY SHOP PERFORMANCE

Projected Labor Rate: \$95–\$115 / hr | ~7 billable hrs/bay/day

| METRIC                | CONSERVATIVE | BASE / STRONG     |
|-----------------------|--------------|-------------------|
| Annual Shop Revenue   | \$1.09M      | \$1.40M – \$1.64M |
| + Storage Income      | \$40k        | \$60k – \$85k     |
| Total Gross Revenue   | \$1.13M      | \$1.46M – \$1.72M |
| Owner Cash Flow*      | \$280k+      | \$450k – \$570k   |
| Cash-on-Cash (25% dn) | 32–36%       | 48–70%+           |

\*After market owner wage. Estimates based on industry benchmarks.

## WHY THIS DEAL WORKS FOR AN OWNER-OPERATOR

## 5 PRODUCTIVE BAYS

Oversized doors & high ceilings  
support lifts, frame work & storage

## \$95–\$115 / HR RATES

Strong regional labor rates  
+ parts margins drive profit

## STORAGE UPSIDE

Indoor vehicle/equipment storage  
adds \$40k–\$85k passive income

## TURNKEY OPPORTUNITY FOR THE RIGHT BUYER

This former fire station is already built for vehicle work — oversized bays, high ceilings, and commercial zoning. At \$750,000 you are buying functional space well below replacement cost with clear paths to six-figure owner cash flow. Whether you run a full 5-bay collision/mechanical shop, add storage income, or create a live-work setup, the numbers work.

CALL OR TEXT JESSE JEAN TODAY

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Information deemed reliable but not guaranteed. Projections are estimates based on industry averages and local market conditions.

Buyer to independently verify all zoning, permits, financial projections, and property condition. Equal Housing Opportunity.

Presented by Jesse Jean, Realtor &amp; Builder | Beechwood Builders | Serving New Hampshire &amp; Massachusetts