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REALTY



# 22 Main Street Hydo Plant, Building, Land

Ashland, NH 03217

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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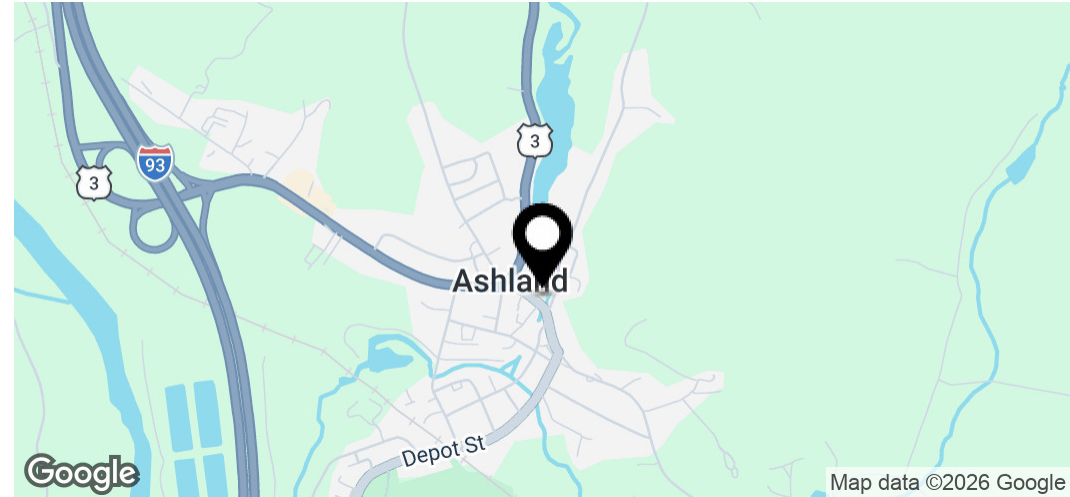
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# Executive Summary

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## Offering Summary

Price	\$350,000
GSF	2,026 SF
Site Size	0.63 Acres
Year Built	1900

## Executive Overview

Rare opportunity to acquire a regulated hydroelectric generation asset located along the Squam River in downtown Ashland, New Hampshire. The offering includes an existing dam, powerhouse structure, hydroelectric generation infrastructure, and approximately 0.63± acres spanning both sides of the river. The property is documented as a qualifying small power production facility under the Public Utility Regulatory Policies Act (PURPA) and has received approval for New Hampshire Public Utilities Commission Class IV renewable energy certificate (REC) eligibility for hydroelectric generation.

The facility is grid-connected with established utility interconnection infrastructure and a long-term electric interconnection framework with the municipal electric utility extending through 2048 (subject to utility terms and regulatory oversight). This creates a unique opportunity for a hydro operator, renewable energy developer, or infrastructure investor to evaluate continued or optimized operation of an existing hydroelectric asset within New Hampshire's Lakes Region. Buyer to perform all due diligence regarding generation capabilities, interconnection rights, permitting, REC eligibility, equipment condition, and operational feasibility.

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# Property Information

## Section 1

# Property Description

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## Property Description

Unique opportunity to acquire a hydroelectric generation site along the Squam River in downtown Ashland, NH. This unique property includes an existing dam, powerhouse building, hydroelectric infrastructure, and approximately 0.63± acres spanning both sides of the river.

Water flows over the dam and through the generation channel before returning to the Squam River below, highlighting the site's historic and ongoing connection to hydroelectric power generation. The existing structure primarily serves as the hydro facility and equipment housing, and the seller reports upgrades to portions of the hydroelectric equipment over time.

Easy access from Interstate 93 in the heart of New Hampshire's Lakes Region, the property offers access to regional transportation routes and municipal infrastructure. 22 Main Street presents a rare opportunity centered around existing hydro infrastructure with documented regulatory and interconnection framework.

Buyer to perform all due diligence regarding hydroelectric generation capabilities, interconnection rights, permitting, REC eligibility, equipment condition, and operational feasibility. condition and operational feasibility.

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# Property Highlights

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## Property Highlights

- Green energy hydroelectric dam and power generation infrastructure
- Powerhouse building and hydroelectric facilities in place
- Historically active hydro generation site on the Squam River
- Documented PURPA Qualifying Facility (QF) interconnection framework with municipal electric utility
- New Hampshire Public Utilities Commission Class IV Renewable Energy Certificate (REC) eligibility approval
- Established grid-connected hydroelectric generation infrastructure with utility metering and interconnection
- Long-term electric interconnection agreement structure extending through 2048 (subject to utility terms and regulatory oversight)
- Opportunity for hydro operators, renewable energy developers, and infrastructure investors
- Seller reports upgrades to portions of the hydroelectric generation equipment over time
- Impressive water flow and dam features creating a unique renewable energy asset
- Approximately 0.63± acres spanning both sides of the Squam River
- Existing access and proximity to Interstate 93 and regional transportation routes
- Located in New Hampshire's Lakes Region with access to municipal infrastructure
- Rare opportunity to acquire a hydro-focused property with existing regulatory and interconnection framework and future operational potential

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# Additional Photos

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# Location Information

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# Location Information

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## Location Description

Located in the heart of downtown Ashland, New Hampshire, 22 Main Street occupies a unique position along the historic Squam River, a waterway that helped shape the region's industrial heritage and continues to offer hydroelectric generation potential today.

Situated just minutes from Interstate 93 at Exit 24, the property provides convenient access to the Lakes Region, White Mountains, Concord, and the greater Boston market while benefiting from the charm and character of a traditional New England mill town.

Ashland's downtown is one of the community's greatest assets, featuring public water, sewer, municipally supplied electric service, walkable commercial amenities, and a concentration of historic buildings along the Squam River corridor. The town's strategic location at the intersection of Interstate 93, U.S. Route 3, and NH Route 25 provides excellent regional accessibility for commercial, industrial, energy, and redevelopment uses.

The property is situated in a community with a long history of using the Squam River for manufacturing and hydropower. The river descends approximately 50 feet through the center of Ashland, creating one of New Hampshire's historic hydro corridors and supporting generations of industrial development.

The Squam River corridor in Ashland continues to support active hydroelectric generation infrastructure, regulated interconnection agreements, and renewable energy production tied to the regional electric grid.

For developers, the location offers the opportunity to participate in the continued revitalization of Ashland's historic mill district while benefiting from proximity to Squam Lake, Little Squam Lake, tourism-driven economic activity, and year-round recreational attractions that draw visitors throughout the Lakes Region.

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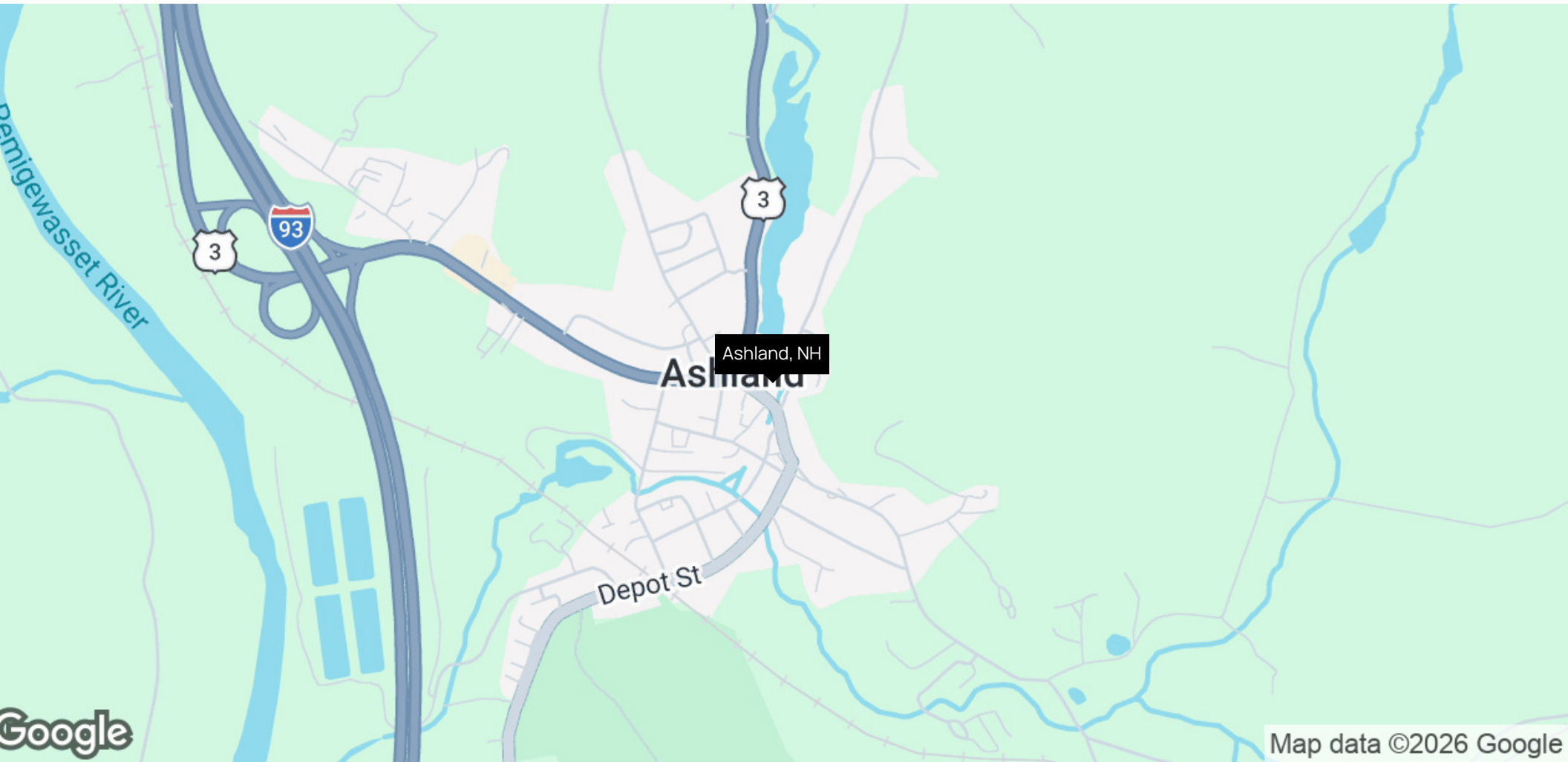
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# Regional Map

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# Aerial Map

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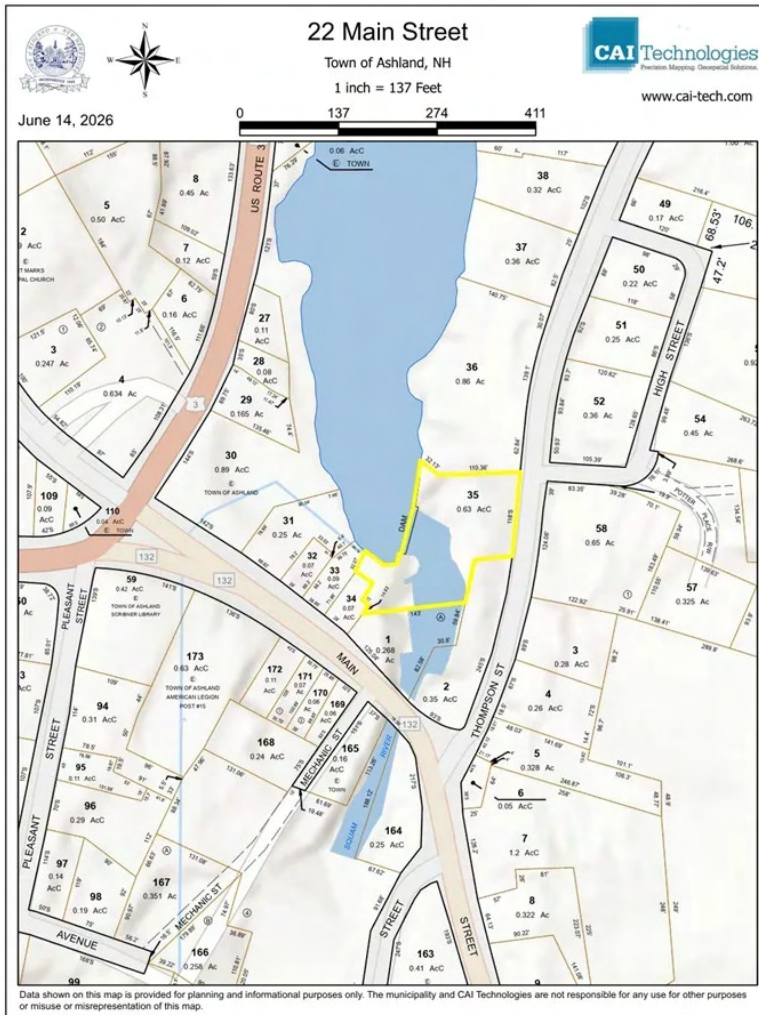
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# GIS Map

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# Demographics

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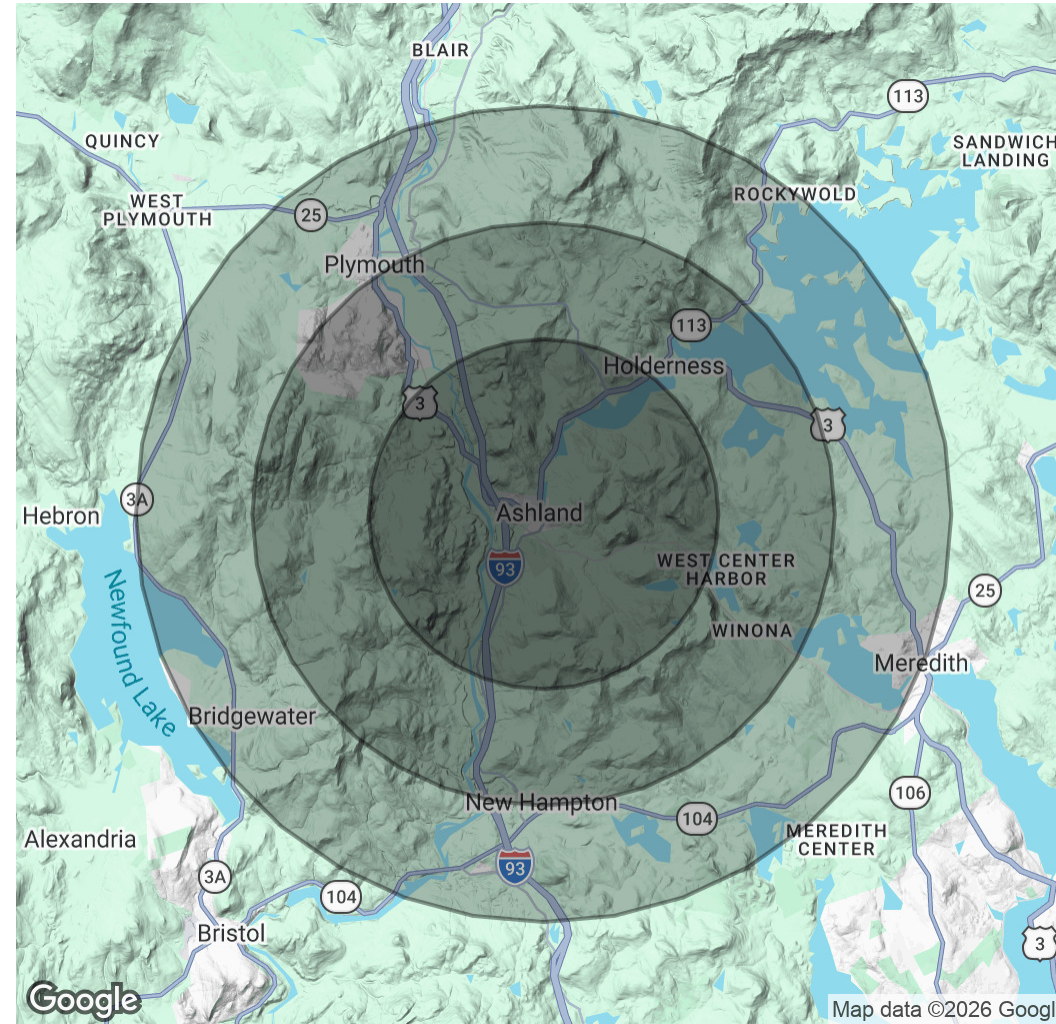
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Population	5 Miles	10 Miles	15 Miles
Total Population	3,026	6,837	16,912
Average Age	42.4	45.1	43.2
Average Age (Male)	40.2	43	42
Average Age (Female)	47.1	47.8	43.8

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	1,321	2,890	6,524
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$81,403	\$94,552	\$101,155
Average House Value	\$302,365	\$323,633	\$352,485

2023 American Community Survey (ACS)



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# Advisor Team

## Section 4

# Meet The Team

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