

For Sale

**School Building
10 School Street
Allenstown, NH 03275**



Building:	36,509 SF
Lot Size:	2.49 Acres
Type / Use:	Residential/Redevelopment
Zoning:	R1 (Residential)
Parking:	Approximately 29 onsite spaces
Sale price:	\$1,300,000.00
Comments:	Well positioned asset for residential or multi use redevelopment project. Large gym with stage for events or sports. Property is served by a permanent access easement and is encumbered by a permanent church parking lot easement.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Sale

School Building 10 School Street Allenstown, NH 03275

Building Data:

School Building:	36,509 SF
Type / Use:	Residential/Redevelopment
Construction Type:	Brick/Vinyl Exterior
Construction Year:	1968
Ceiling Height:	Gym: 19' up to 27' School is 8 1/2'
Windows:	Single pane
Walls:	Concrete block/Sheetrock
Flooring:	Ceramic tile, VCT
Roof:	Rubber membrane
Special Features:	Multiple classrooms/gym/cafeteria with kitchen
Elevator:	2 stop

Site Data:

Signage:	On Building
Lot Size:	2.49 Acres
Frontage:	87' on School Street
Parking:	Approximately 29 onsite spaces
Zoning:	R1 (Residential)
Map & Lot:	0112/0287
Book & Page:	3895/1924

Utilities:

Water:	Town Water
Sewer:	Town Sewer
Power:	Standard/Basic
Lights:	Recessed / Fluorescent
Heating:	Natural gas/ FHW
AC:	Some offices/classrooms have mini splits
Alarms:	Yes
Sprinklers:	Dry System
Communications:	Comcast

Sale Information:

Sale price:	\$1,300,000.00
Taxes:	Currently Exempt



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