

FOR SALE > BUSINESS & REAL ESTATE

Booker's Auto Repair

198 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862



Colliers International is pleased to present the sale of the business and real estate for Booker's Auto Repair, which is comprised of 2 buildings totaling 11,852± SF on 1.20± acres in North Hampton, NH. Building 1 is 9,352± SF with a 350± SF front office area, a 3,752± SF unfinished second floor for storage, and a large 5,250± SF multi-stall garage with a spray booth. There are 2 drive-in doors in the front, 2 drive-in doors on the side, and 3 located at the back of Building 1. Building 2 is 2,500± SF of open shop/garage space with 2 drive-in doors and is located at the rear of the property. Great signage opportunity on Lafayette Road/Route 1 with 18,297± VPD per NHDOT 2019. Ideal location less than 6± miles to I-95.



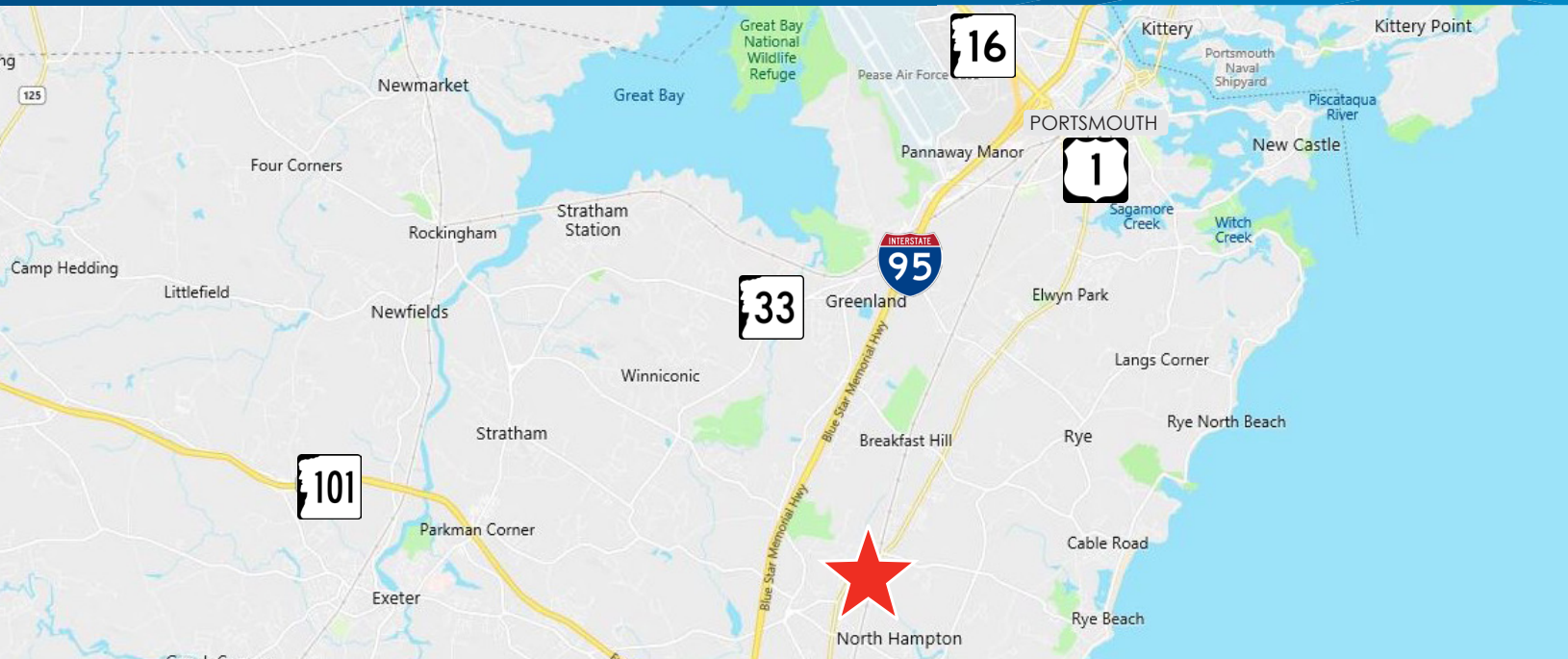
DAVID F. CHOATE, III
PORTSMOUTH, NH
david.choate@colliers.com

ABIGAIL K. MORNEAULT
PORTSMOUTH, NH
abby.morneault@colliers.com

IN CONJUNCTION WITH:
FIRST STREET BUSINESS BROKERS
MAIN +1 603 501 3294

COLLIERS INTERNATIONAL
500 Market Street, Suite 9
Portsmouth, NH 03801
MAIN +1 603 433 7100
www.colliers.com

198 LAFAYETTE ROAD | NORTH HAMPTON, NH



Specifications > Industrial/Commercial Buildings

Building Type	Industrial/commercial
Year Built	Building 1: 1954 Building 2: 1991
Total Building SF	Building 1: 9,352± Building 2: 2,500±
Acreage	1.20±
Floors	Building 1: 2 Building 2: 1
Zoning	IB/R
Parking	Ample
Drive-in Doors	Building 1: 7 (five 10'x10' & two 12'x12') Building 2: 2 (both 10'x10')
Clear Height	Building 1: 14'9"±
Ceiling Height	Building 1: 18'7"± Building 2: 10'7"±
Utilities	Municipal water and septic (300 gallon tank) Building 1: waste oil and oil heat Building 2: oil heat
Electrical	Building 1: 200A; 3 phase Building 2: 200A; 240V; 2 phase
List Price	\$1,200,000 (real estate and business)

Contact Us

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Property Information

198 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862



PROPERTY DATA	
Acreage	1.20±
Number of Buildings	2
Floors per Building	2 (Bldg 1); 1 (Bldg 2)
BUILDING 1 DATA	
Total Available SF	9,352±
Total Available SF Breakdown	
Office	350±
Warehouse	5,250±
Storage	3,752± (unfinished 2nd floor)
Drive-In Doors	7
Restrooms	1
BUILDING 2 DATA	
Total Available SF	2,500±
Total Available SF Breakdown	
Warehouse	2,500±
Drive-In Doors	2
Restrooms	0
CONSTRUCTION DATA	
Year Built	1954 (Bldg 1); 1991 (Bldg 2)
Exterior	Wood panel siding
Roof (type & age)	Shingle (2009)
Foundation	Concrete
Insulation	Yes
Exterior Doors	Metal
Interior Walls	Sheetrock (Bldg 1 office)
Lighting	Fluorescent
Column Spacing	None
Ceiling Height	18'7"± (Bldg 1); 10'7"± (Bldg 2)
Clear Height	14'9"± (Bldg 1)
Floors	Concrete; carpet (Bldg 1 office)
Windows	Metal
Handicapped Access	Yes
LAND DATA	
Survey	Yes
Site Plan	Yes
Subdivided	No
Wooded	No
Topography	Flat
Wetlands	No

SITE DATA	
Zoning	IB/R
Traffic Count (2019)	18,297±
Visibility	Excellent
Road Frontage	155'±
Neighborhood	Commercial
Landscaping	Complete
Curb Cuts	1
Sidewalks	None
Parking	Ample
Site Status	Complete
SERVICES DATA	
Building 1 Heat	Waste oil/regular oil
Building 2 Heat	Oil
Building 1 Power	
3 Phase	Yes
Amps	200
Volts	Unknown
Building 2 Power	
2 Phase	Yes
Amps	200
Volts	240
# of Services	1 per building
Back-up Generator	None
Internet	
Connection Type	Cable
Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Septic
Security System	Yes
TAX DATA	
Tax Amount	\$9,552
Year	2019
Tax Map & Lot Number	021/026
2019 Tax Rate per 1,000	\$16.70
<i>2018 Assessment</i>	
Land	\$301,000
Building/Yard Items	\$271,000
Total Assessed Value	\$572,000
2019 EQ Ratio	91.6%
OTHER DATA	
Deed Reference	4275/0904
Easement Reference	See Deed
Covenants Reference	None