



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



21 Maple Street
Wakefield, NH

Commercial/Industrial For Sale

Two parcels being sold as a package. A 1.92 Acre parcel improved with a three bedroom single family home, a two car garage and a 6,000 +/- SF industrial building. The second parcel is a 3.6 Acre abutting unimproved commercially zoned lot. The two parcels together have more than 150' frontage on Route 16 and more than 1,125' of frontage on the Branch River. Let's arrange a showing to discuss the possibilities of this highly flexible property.

WINSOR BROOK PROPERTY ADVISORS, DOVER, NH
603.750.7501 tel www.WinsorBrook.com

PROPERTY ADDRESS: 21 MAPLE STREET
WAKEFIELD, NH 03872

AVAILABLE SPACE: 6,000+/- SF COMMERCIAL BUILDING
3 BEDROOM SINGLE FAMILY HOME
2 CAR GARAGE

TAX MAP: MAP 241 /LOT 07 3.66 ACRES
MAP 241 /LOT 08 1.92 ACRES

UTILITIES: PRIVATE WATER, SEWER

ZONING : COMMERCIAL /INDUSTRIAL

TAXES: \$3,520.00/2007

ASKING PRICE: \$325,000



FOR MORE INFORMATION PLEASE CONTACT:

Jason Garland or Doreen Rainville
Cocheco Falls Millworks
100 Main Street
Dover, NH 03820
603.750.7501 tel 603.750.7502 fax

www.WinsorBrook.com

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