



**55 Route 108
Somersworth, NH**

For Sale

Potential for redevelopment exists on the former Tri-City Car Wash, Gas Station and Convenience Store site. This 1.89 acre commercial site is situated on heavily traveled Route 108, just one mile from Weeks Crossing with a traffic count of over 22,000 vehicles per day. This stretch of Route 108 has seen numerous changes in the last two years with construction of the new Profile Bank, retail businesses, car dealerships and medical facilities.

Property Address: 55 Route 108
Somersworth, NH

Available SF: 4,216± SF

Lot Size: 1.89± AC

Zoning: Commercial/Industrial (C/I)

Age: 1973 with additions in 1998

Roof: Metal

Siding: Wood and Vinyl

Heat & A/C store: Electric through the wall
Heat Car Wash: Propane

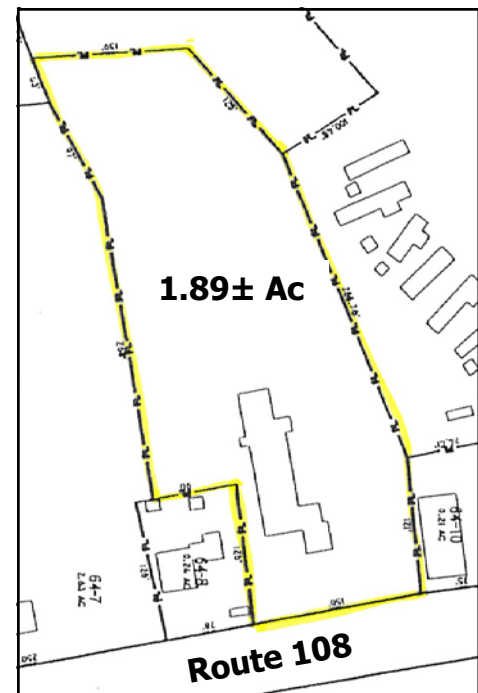
Utilities: Public Water
Private Sewer (1000 gallon)

Fuel Tanks: 15,000 gallon underground tank
With 2 pumps –new in 1998

Access: Spaulding Turnpike to Exit 9 to Route 108

Taxes: \$11,634.75 2007
Assessed Value \$517,100
Tax Rate \$22.50

Sale Price: \$395,000.00



**FOR MORE INFORMATION
PLEASE CONTACT:**

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