

Retail/Contractor Property FOR SALE

134 North Broadway

Salem, New Hampshire



Chris Everest

ceverest@nordlundassociates.com
(978) 762-0500 x 101

Rick Bartley

rbartley@nordlundassociates.com
(603)-957-0137

www.NordlundAssociates.com



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FOR SALE

134 North Broadway

Salem, New Hampshire

Nordlund Associates is pleased to present 134 N. Broadway, a 10,374 SF mixed-use commercial building located on Route 28 in Salem, NH, a major retail corridor just over the Massachusetts border. Positioned on a 1.24-acre lot with 40+ parking spaces and usable yard area, the property is ideal for retail, contractor, flex, or service-related businesses. The site includes a drive-through window, multiple access points, and a functional mix of showroom, garage/shop space, and offices. Currently operating with fuel and service components, the property may be delivered with or without that infrastructure, offering flexibility for a range of end users seeking visibility and utility.

Asking Price: \$2,250,000

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Location Description

Located in the Commercial-Industrial B (CIB) zone, which supports a variety of uses consistent with the Rt. 28/Broadway corridor. Neighbors include Tuscan Village, The Mall at Rockingham Park, Canobie Lake Park, and numerous big box retail, restaurant and entertainment opportunities. Located .3 miles North of Rt. 97/Main St. and 5 minutes and 1 mile from I-93 Exit 2, and 3.6 miles from the Massachusetts border. Traffic count is 14,000 Vehicles Per Day according to the New Hampshire Department of Transportation.



Property Highlights



High Visibility
173 Feet of Frontage
on Rt. 28



40+ parking
spaces



Commercial-Industrial
B (CIB) Zone

Property Specifications

Total Building SF	10,374 SF
Office:	2,866 SF
Warehouse:	4,916 SF
Retail:	2,592 SF
Lot Size	1.24 Acres
Loading	1 Drive In
Power	400A/240V
Ceiling Height	20' under joist
Parking Spaces	40+ spaces
Fill Stations	6 Gas/Diesel
Fuel Tanks	4 Storage Tanks
Drive Thru	1 Window
RE Taxes	\$26,889
Zoning	CIB
Utilities	HVAC: Retail/Office
	Heat: Oil/FHA
	Water/Sewer: Municipal



134 North Broadway



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Retail Map



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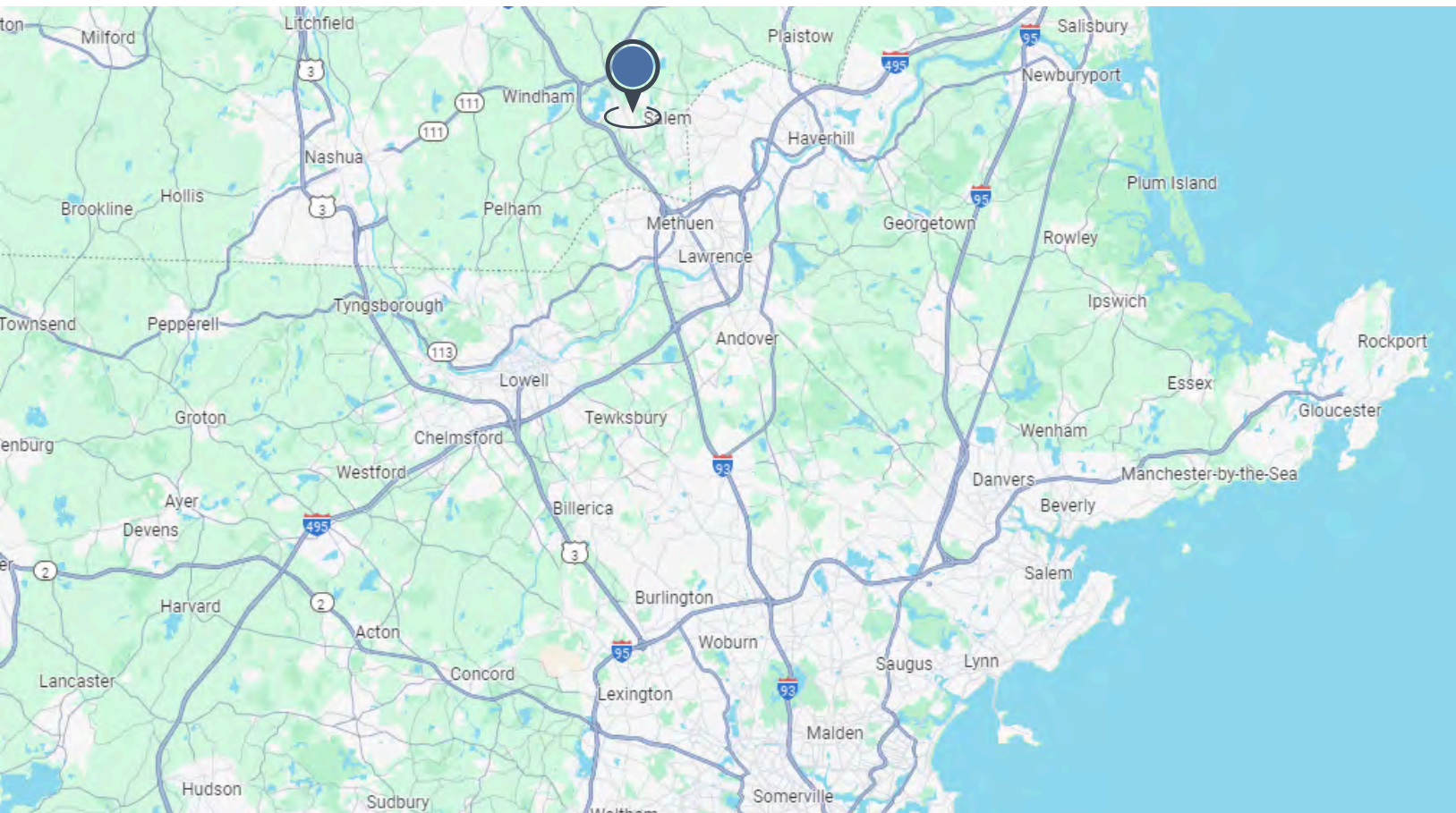


Tuscan Village

<https://tuscanvillagesalem.com/>

Rockingham Plaza Mall

<https://www.simon.com/mall/the-mall-at-rockingham-park>



Distances

To I-93(Exit 2): **1.2 Miles**



To Tuscan Village):

1.2 Miles

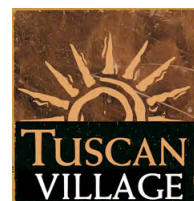
To Mass Border: **3.6 Miles**



To I-495: **8 Miles**



To Route 97: **0.4 Miles**



FOR MORE INFORMATION

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