

FOUNDRY
COMMERCIAL


nextlevel
CHURCH

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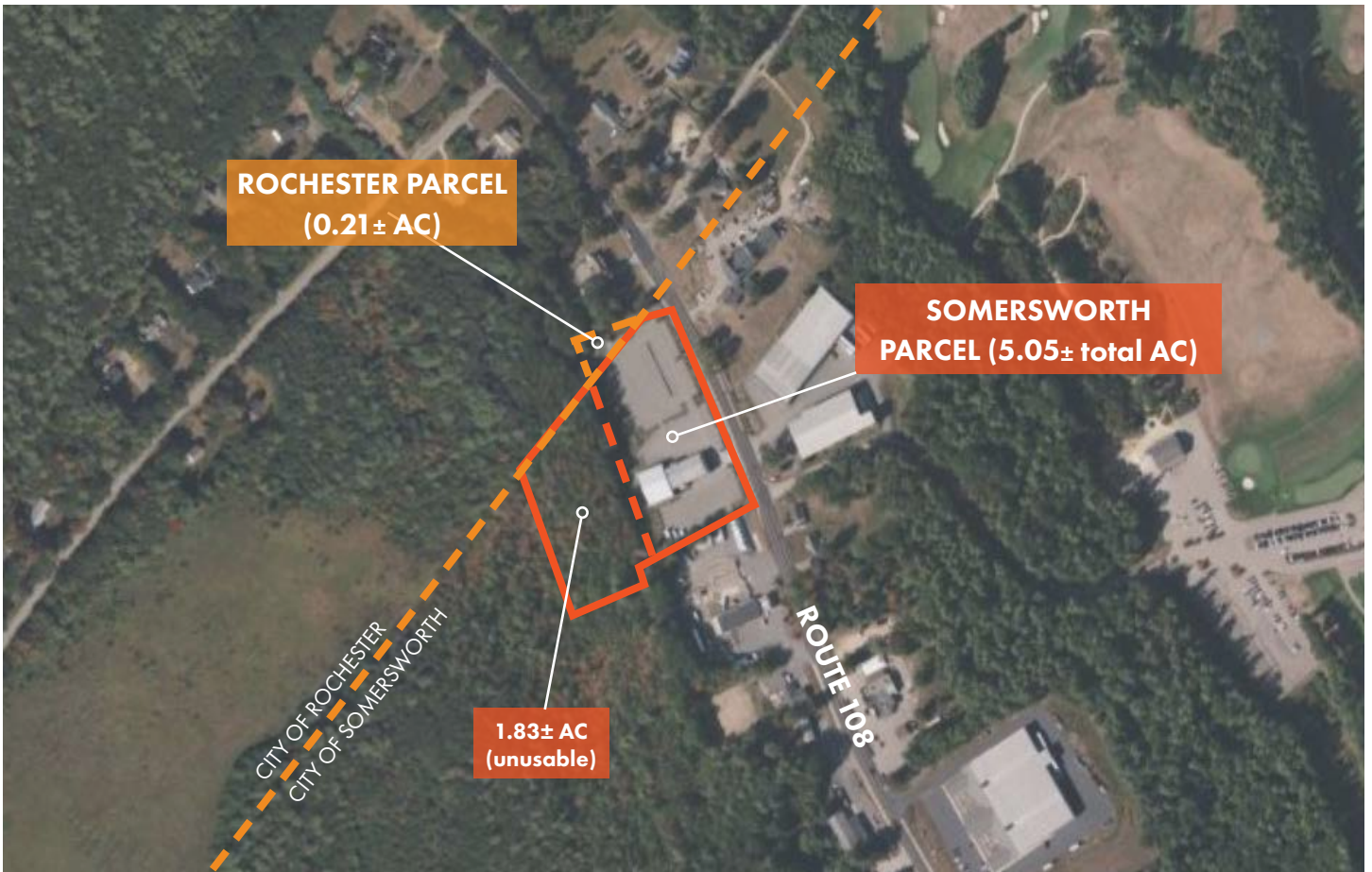
FOR EXPERIENCE TIMES VISIT:
WWW.NEXTLEVEL.CHURCH

RELIGIOUS PROPERTY FOR SALE

436 ROUTE-108, SOMERSWORTH, NH 03878

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13,118± SF ON 3.43± AC FOR SALE IN SOMERSWORTH, NH - FOR MORE INFO, PLEASE CONTACT: **949.939.623**



PROPERTY HIGHLIGHTS

- One building totaling 13,118± SF on 3.43± usable acres of land
- The main level of the building includes a sanctuary space (484± seating capacity), an education wing, and a lobby/gathering area with a coffee counter
- The walk-out lower level contains multiple offices (including a pastor’s office) and a storage room
- Parking lot with 220± spaces
- Located approximately 2.5 miles from Somersworth High School and 4 miles from Route 16

PROPERTY SPECIFICATIONS

| | |
|----------------|---|
| LOT SIZE | 3.43± Usable AC (5.26± total AC) |
| SQUARE FOOTAGE | 13,118± SF |
| YEAR BUILT | 1970s-1980s; Improvements in 2012-2013 |
| APN | 56 1A 0 (Somersworth Parcel) 0255-0030-0000 (Rochester Parcel) |
| ZONING | CI Commercial/Industrial (Somersworth Parcel) AG Agricultural (Rochester Parcel) |
| COUNTY | Strafford |
| CURRENT USE | Religious |
| PRICE | \$2,850,000 |

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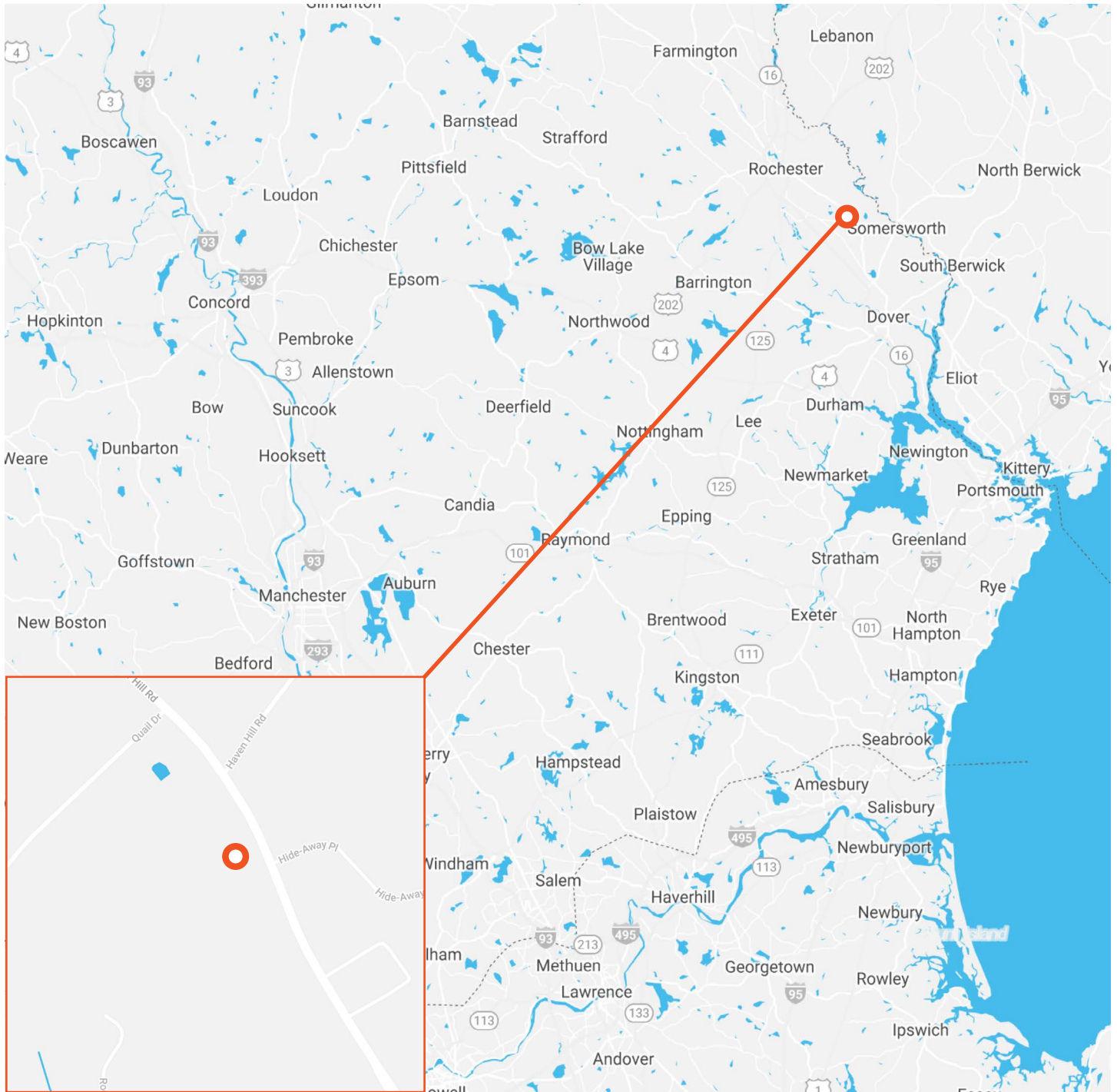
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

PROPERTY LOCATION



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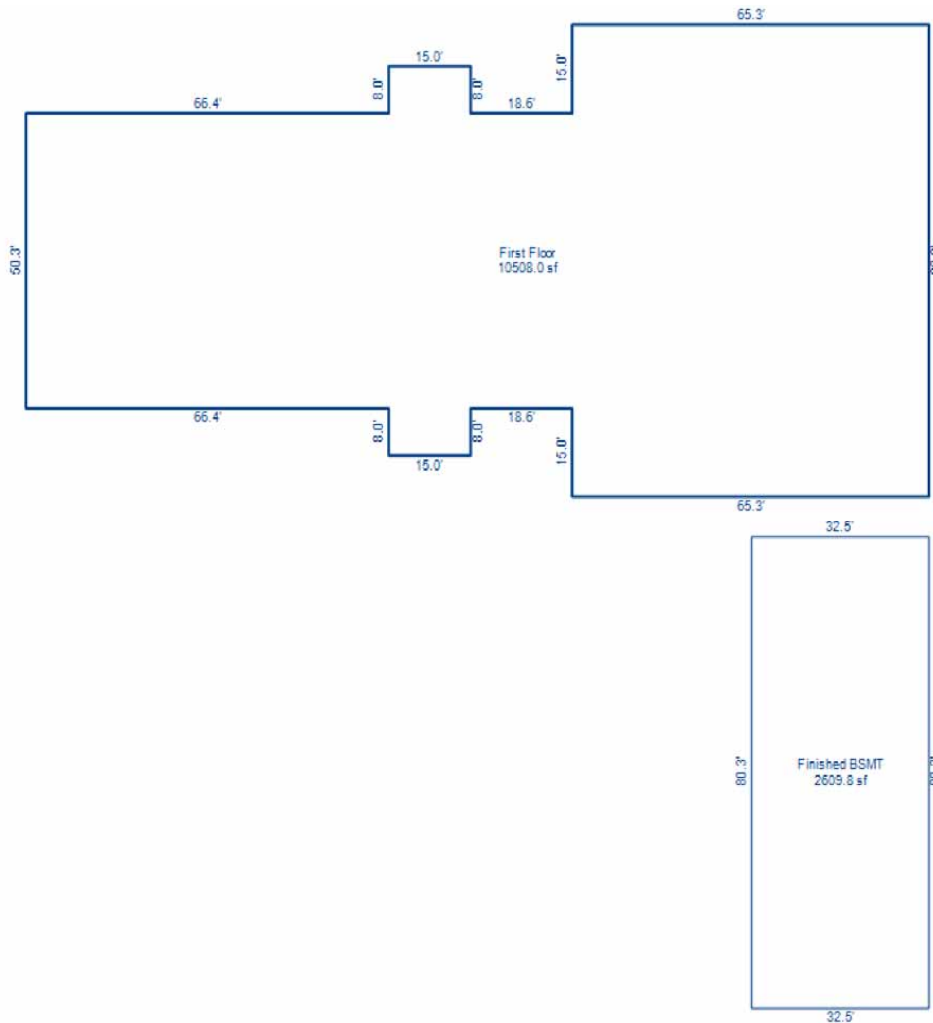
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FLOOR PLAN



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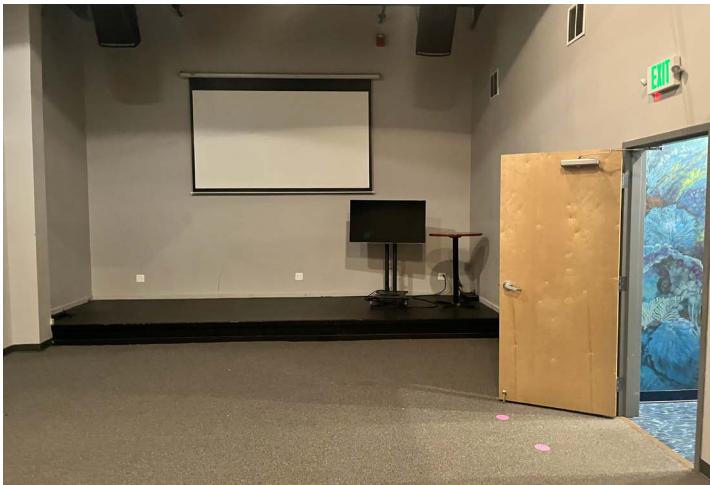
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PHOTOS



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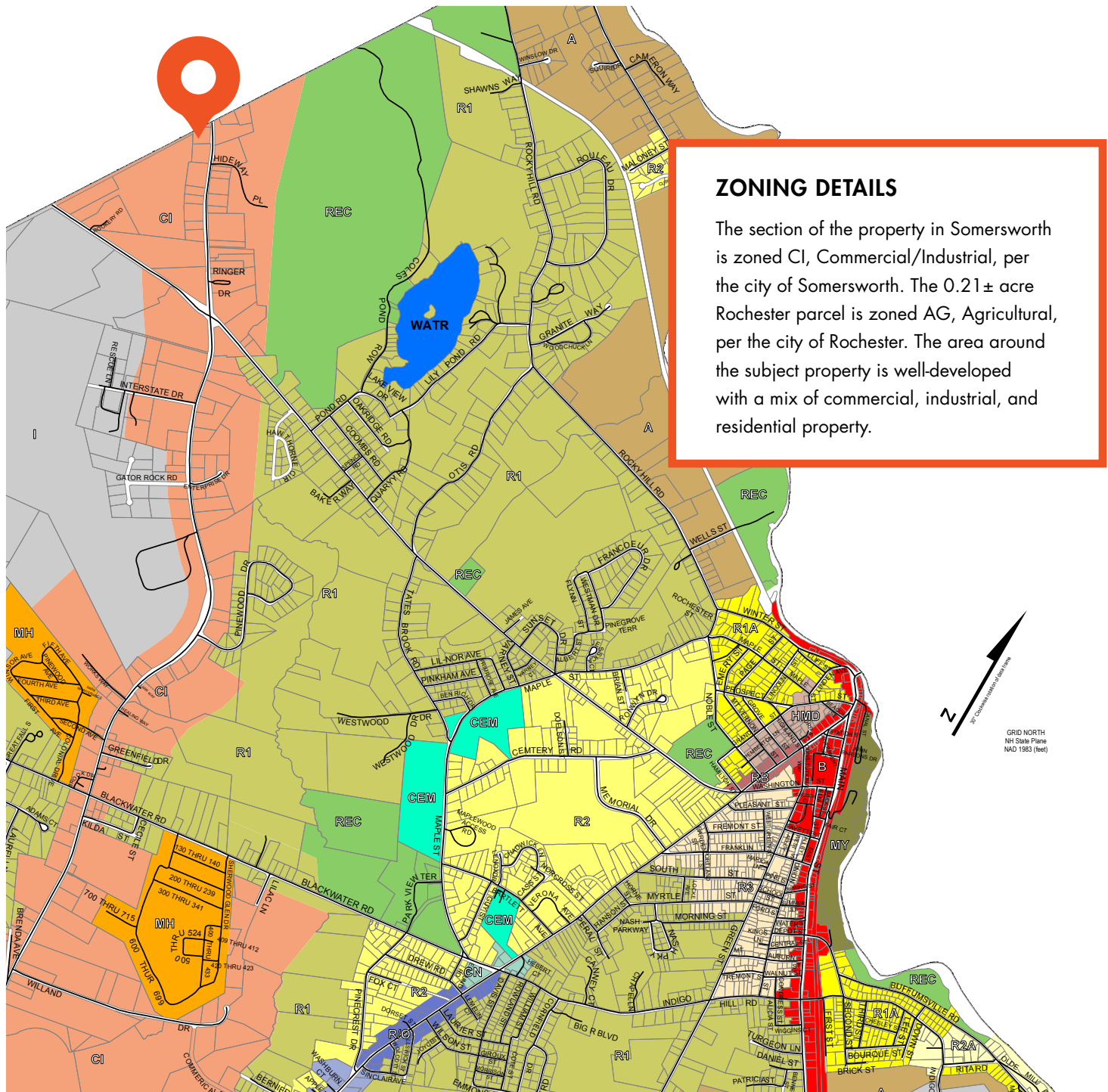
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ZONING MAP



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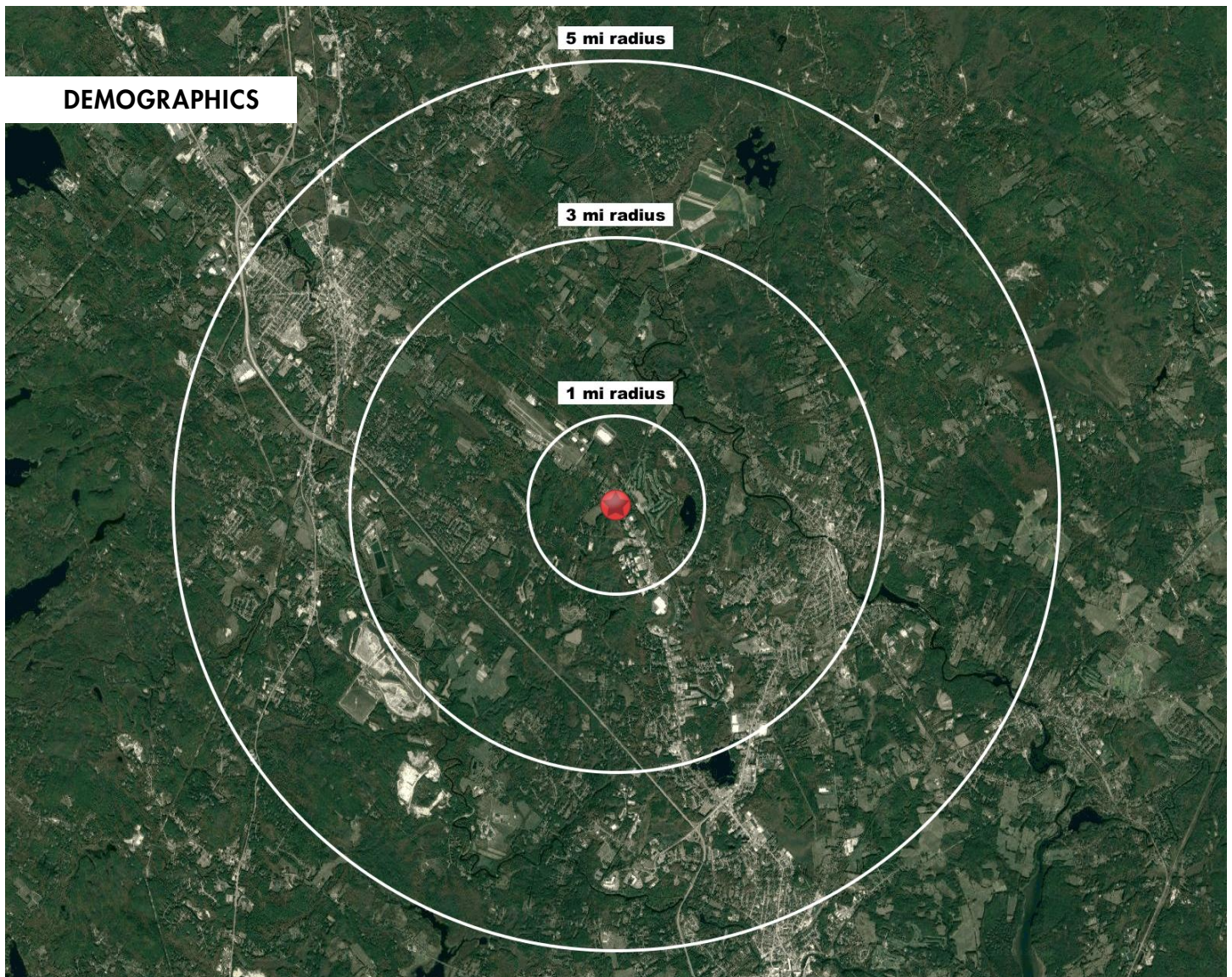
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1 MILE RADIUS

| | |
|--|--|
| | 1,041 ESTIMATED POPULATION 2023 |
| | 43.9 MEDIAN AGE |
| | \$301,107 MEDIAN HOME VALUE 2023 |
| | \$90,957 AVG HOUSEHOLD INCOME |

3 MILE RADIUS

| | |
|--|--|
| | 20,141 ESTIMATED POPULATION 2023 |
| | 40.4 MEDIAN AGE |
| | \$287,975 MEDIAN HOME VALUE 2023 |
| | \$104,521 AVG HOUSEHOLD INCOME |

5 MILE RADIUS

| | |
|--|--|
| | 56,056 ESTIMATED POPULATION 2023 |
| | 39.2 MEDIAN AGE |
| | \$294,833 MEDIAN HOME VALUE 2023 |
| | \$111,776 AVG HOUSEHOLD INCOME |

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