

(3) FORECLOSURE SALES AT

PUBLIC AUCTION

(3) CONVENIENCE STORE/GAS STATION/CAR WASH PROPERTIES IN NEW HAMPTON, ASHLAND & PLYMOUTH, NH

Tuesday, November 1 Beginning @ 10:30 AM

— Each property to be sold from its respective address —

■ **SALE #1 @ 10:30 AM**
309 Route 104
New Hampton, NH
**Convenience Store/
Gas Station/Car Wash**
Just off I-93 exit 23



ID #16-290 • New Hampton Convenience is located on a MU, Mixed-Use zoned 2.05± acre lot along heavily traveled Route 104, just .1 mile from I-93 exit 23 • Great visibility & average daily traffic count of 12,000 • 4,032± SF, 1-story wood frame convenience store/fuel sales facility built in 2008 features FHA/gas heat, central AC & ample parking • 2,928± SF canopy with 5 double-sided gas pumps • Detached 864± SF wood frame, 1-tunnel car wash built in 2008 • Prime Lakes Region location! • Tax Map R4, Lot 92. Assessed value: \$1,364,450. 2015 taxes: \$24,819. Mortgage Ref: Belknap County Registry of Deeds Book 2775, Page 408. *This is a 3rd mortgage.*

■ **SALE #2 @ 1:00 PM**
162 Main St., Rte. US3/NH25
Ashland, NH
**Convenience Store/
Gas Station/Car Wash**
Just off I-93 exit 24



ID #16-291 • Prime Mixed-Use property located on a CM, Commercial zoned 1± acre site along Route US3/NH25, just .1 mile off I-93 exit 24 • Excellent visibility & average daily traffic count of 8,600 • 1,884± SF, 1-story convenience store built in 1970 also used for fuel sales features FHA/gas heat & central AC • 1,040± SF, 1-tunnel touch-free car wash • 42'x24' canopy (pump island is currently under construction) • Ample parking, public water & sewer • Great retail location along heavily traveled road leading to center of town & Squam Lakes! • Tax Map 4, Lot 2-26. Assessed value: \$885,250. 2015 taxes: \$22,105. Mortgage Ref: Grafton County Registry of Deeds Book 3885, Page 128. *This is a 3rd mortgage.*

■ **SALE #3 @ 3:00 PM**
374 Tenney Mountain Hwy.
Plymouth, NH
**Convenience Store/
Gas Station/Car Wash**
On Busy Route 3A/25



ID #16-292 • Plymouth Convenience/Tenney Mountain Car Wash are located on 2 lots totaling 9.06± acres along heavily traveled Route 3A/25 in the White Mountains Region • Excellent visibility & average daily traffic count of 12,000 • 1,792± SF, 1-story convenience store built in 2001 features FHA/gas heat, central AC, ample parking, well & septic system • 2 canopies - each with 2 double-sided gas pumps • 3,696± SF car wash built in 2001 features 2 automatic bays, 2 self-service bays, 5 vacuum islands, and town water • Zoning is Agricultural (convenience store) & Commercial Industrial (car wash) • Tax Map 212, Lots 49 & 50. Assessed value: \$1,415,900. 2015 taxes: \$34,605. Mortgage Ref: Grafton County Registry of Deeds Book 3885, Page 128. *This is a 3rd mortgage.*

■ **Counsel:** All sales per order of Mortgagee by its Attys: Myers Associates PLLC, Lebanon, NH; Howard B. Myers, Esq.
■ **Terms for each sale:** \$10,000 deposit by cash or certified check to bid. An additional deposit to increase total deposit to 10% of bid price due within 10 business days. Balance of purchase price due within 45 days after the date of the sale. Other terms may be announced at time of sale.

James R. St. Jean Auctioneers has attempted to provide accurate information and descriptions. We do not represent, warrant, or insure the accuracy of the information. Bidders must rely on their own independent evaluation and all bids submitted shall be based solely upon such evaluation.

For more information, please call (603) 734-4348
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A U C T I O N E E R S

