

CASE STUDY



AUCTION Bradford, VT

COMMERCIAL BUILDING ON 1.6± ACRES

490 Lower Plain Road (Route 5), according to town records, is a 1.6± acre property improved with a commercial building. The front of the building is of a layout for showroom or office, where the rear building includes multiple drive-in doors for a service area. Previously used for automotive sales and service, the property has 341'± of frontage and a large paved parking area. This location is flanked on either side by newer retail developments such as large supermarket and Dollar Store. Property is serviced by public water. The Assessed Value is \$291,600.

The property had been abandoned and the mortgagee ordered an expedited sale. Paul McInnis LLC was able to generate 20 inquiries and sold the distressed property for \$250,000.



- 20 Inquiries
- 5 Bidders

SOLD FOR \$250,000

19PM-03



One Juniper Road, North Hampton, NH 03862 ■ tel 603.964.1301 ■ fax 603.964.1302

Est. 1976

PAUL McINNIS LLC

AUCTIONS ■ REAL ESTATE ■ RESULTS

paulmcinnis.com