

71 Province Road
Belmont, NH 03220

kw METROPOLITAN
KELLERWILLIAMS. REALTY
HOOKSETT

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MLS# 4792219



\$ 225,000

OPEN HOUSE CANCELLED! This is a mechanic's dream garage with lift and opportunity to start your own business. This very unique commercial/residential property is now available and seller can close quick. The shop and house have separate electrical meters, water heaters and heat for the bills to remain independent of each other. Forced hot water fueled by oil for the house and forced hot air for the garage with propane. Two water heaters, both electric. Two electric panels with two electric meters. The house offers two bedrooms and two baths along with a nicely sized galley kitchen. Bonus room does have some water damage on the ceiling due to the roof leak. Once fixed, it could make a great office or play room! First floor laundry, with washer and dryer that convey with the sale. The metal roof covers the bulk of the house and is only 6 years young. The 90's addition has asphalt shingle and is the main entrance to the home. Plenty of parking for a business and for residential use. Park up top by the shed for access to the house and come see what this place has to offer. Two lots being sold together, with the total acreage of .63. Property being sold AS-IS for seller's convenience. Conventional or cash is preferred.



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