

Antrim Mill Complex Summary
42 Main Street, Antrim, NH

- Built in the 1800s and formerly known as the “Goodell Mills”
- Chicago Cutlery recent business/owner closed in 1989
- Basic services: municipal water/sewer, propane heat, electrical, sprinklers, and on-site parking
- Four (4) Building Complex located outside of 100 year flood plain
- Involved in the NH Main Street Program for Antrim restoration
- Conval/Peterborough School System & Top Rated Antrim Elementary School

Antrim Mills – 4 Building Portfolio (includes the Main Street Office Building, the High Street Clapboard & Connector Building, the Great Brook Building, and the Parer Building)

- Tax ID #: 104-106
- Acreage: 2.067
- Zoning: Village Business (mixed use)

Tax Information

- Taxes (2007): \$5,949

Square Footage

	Main Street Complex	Parer Building	Total
Residential:	26,634	6,230	32,864
Commercial 1:	11,832	6,230	18,062
Commercial 2:	11,232		11,232
Total:	49,698sf	12,460sf	62,158

Environmental

- NHDES has approved continued use of the property (see Release of Recordation)
- Groundwater Management Permit from February 14, 2005 to February 14, 2010
- Approved use: Residential, Commercial, Industrial per Town of Antrim Zoning
- NH Brownfield site cleanup finalized & completed in the late 1990s (lead along the Great Brook banks).
- \$3 Million clean up conducted by GEO Insight Contractors (documentation available upon request)
- Industrial site where lead, antimony, and chromium had been discharged
- Contaminated soil removed with bituminous pavement, rock, and soil barriers

Parking

- Includes .39 acre parking lot on Depot Street (Tax ID #: 104-003)

Antrim Mill Summary

Main Street Office Building – Building #1

- Partially improved & tenanted
- Main Street frontage & street access to basement, 1st, and 2nd floor

Square Footage

Basement:	2,808 (basement/partially improved)
1 st floor:	2,808sf (partially improved)
2 nd floor:	2,808sf (fully improved office space)
3 rd floor	<u>2,808 sf</u> (partially improved)
Total	11,232sf

Basement Partially Finished & Unoccupied Space Main Street Building

Unoccupied **2,808sf**
(Antrim Police Department has expressed an interest in this space)

4th Floor Partially Finished & Unoccupied Space Main Street Building

Unfinished Office Space **2,808sf**

Partially Finished & Unoccupied Space on 2nd floor Main Street Building:

These units would be used for the Antrim Police Department Space

Unit C-2	815sf
Unit C-3	870sf
Unit C-4	715sf
Common Area	<u>408sf</u>
	2,808sf

Unit C-5 Professional Office Space & Common Area

Empty **1,503 sf** on 3rd floor Main St. Building (3/4s finished)

Unit C-6 Professional Offices #3 & #4

Empty **605sf** on 3rd floor Main St. Building (fully finished)

Unit C-7 Professional Office #1 & #2 (county prosecutor & L. B. - lease)

\$880/month or \$15/sf **700sf** on 3rd floor Main St. Building (fully finished)

Annual Utilities:

Propane (heat):\$4,400
Electric: \$1,200
Water/Sewer: \$500

Building Improvements Since 1999

- New Heating Systems
- Sprinkler system
- Completely rebuilt roof
- Windows replaced
- Insulation installed
- Renovated restroom facilities

Antrim Mill Summary

- Interior Rehabilitation & Renovation (2nd & 3rd Floor)
- 3 municipal water access points

Approvals

- Change of Use/Site Plan Review October 1, 2007 (Teen Center)
- Future Plans: Office Suites/Condos Sale/Lease with customized floor plans
- Interested Parties: Town of Antrim Police Station

Connector Building (High Street Side) Building #2

- Wood frame building with corner brick section
- Partially improved & tenanted

Unit C-1 Teen Center Space & Office (Town of Antrim - lease)
\$1200/month or \$5.07/sf **2,840sf** on 2nd floor Connector Bldg (fully finished)

Unit C-1a Office and/or Model Residential Unit
Unoccupied/Empty **700sf** on 2nd floor Connector Bldg (fully finished)

Unit C-0 Warehouse/Storage Space (Robblee Tree Service – at will)
\$500/mo or \$3.83/sf **1,568sf** on basement floor Connector Bldg (fully finished)

Unit C-0a Artist Studio (Artist – at will)
\$700/mo or \$10/sf **700sf** on basement floor Connector Bldg (fully finished)

Unfinished Space Connector Building:
Basement + Drive Thru Warehouse: **3,402sf**
3rd floor: **2,622sf**
Connector Building Total: **11,832sf**

Approvals

- Change of Use: Robblee Tree Service March 22, 2007 (Building Insp. Approvals)

Great Brook Building – Building #3

- Raw and unimproved (Roof replaced in 2000)
- Waterfront

Square Footage

1st floor: 9,700sf
2nd floor: 8,467sf
3rd floor: 8,467sf
Total 26,634sf

Conceptual Engineering In Hand for Fourteen (14) 2-Story Residential Units and Fourteen (14) one story units:

588sf to 622sf range 1st floor garage/work area (*OR separate condominium*)
570sf to 622sf range 2nd floor living space
570sf to 622sf range 3rd floor loft/room space (½ livable w/roof adjustment)
Total SF for units range from 1,710 sf – 1,866 sf

Antrim Mill Summary

Residential Unit Details

- Garage and/or studio/work space on the ground floor
- Residential Housing on 2nd/3rd Floor
- Potential drive in parking garage/access on the East side
- Pedestrian walkway on the west side
- Lofts include: kitchen, bathroom, storage areas, and sleeping lofts

Formal Approvals/Variances In Hand

- Total Dwelling Units: minimum 6 not to exceed 28 for the Great Brook Building
- Plans for 14 three-story Townhouses, or 14 tow-story units (2nd & 3rd floor) above 14 one story ground level units totaling 28 condominiums
- Maintaining existing rip rap on slope of impact area 12' by 20' (Permit)

Parer Building – Building #4

- Raw and unimproved
- Waterfront
- Access to property via deeded right of way with Frameworks, Inc.
- Shared paved parking lot with Frameworks, Inc.
- Ideal for 2 levels of commercial and 2 levels of residential
- Deeded common right of way and shared parking with Frameworks Inc.
- Sits on its own subdivided parcel

Square Footage

4 floors @ 3,115sf per floor

Total: 12,460sf

- Acreage: .4930
- Zoning: Village Business
- Water/Sewer: Public

Approvals

- Subdivided into Tax Map 1A Lot 170-1 October 6, 2005
- Minor Site Plan Review

NOTE: all square footage amounts are estimated (+/-)

List Price:\$1,100,000

Contact: Jacob Akers or Jim DeStefano, Exclusive Listing Brokers
Grubb & Ellis|Coldstream Real Estate Advisors, Inc.
(603) 623-0100
www.AntrimMill.com (pending completion)