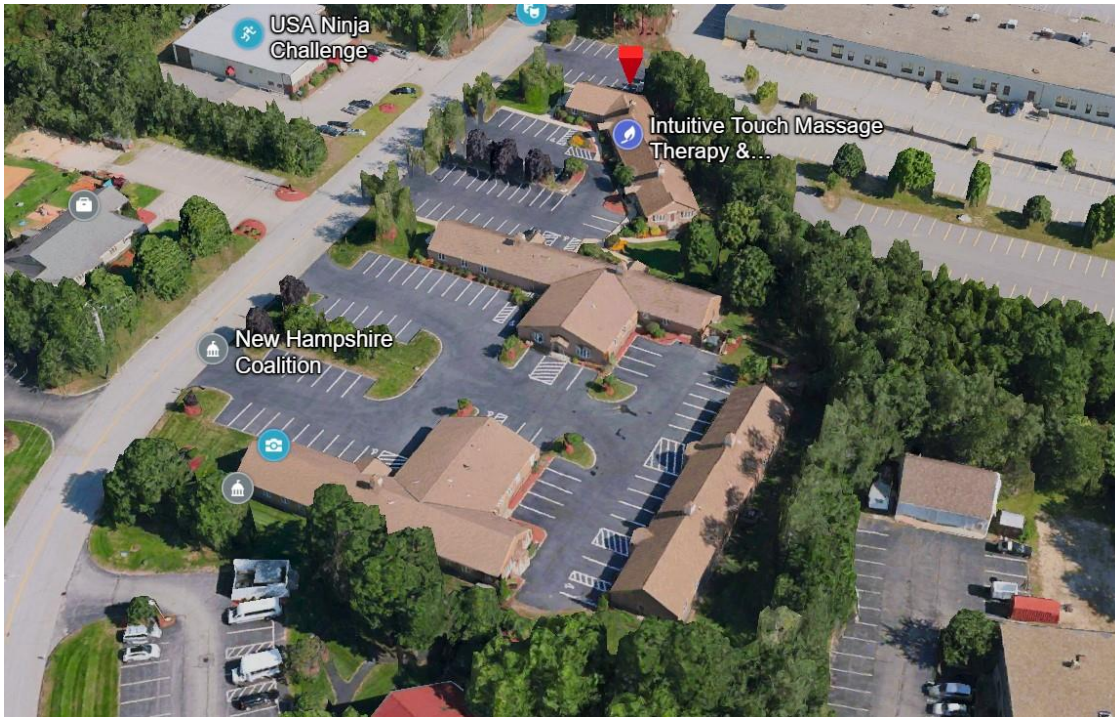


For Sale

**Professional Office Buildings
13-19 Chenell Drive
Concord, NH 03301**



Building Size:

Total Size: 22,843 SF

Bldg. 1: 4,923 SF, Bldg. 2: 7,010 SF

Bldg. 3: 4,350 SF, Bldg. 4: 6,560 SF

Lot Size:

2.95 Acres

Type / Use:

Commercial Office

Zoning:

OFP (Office Park Performance)

Parking:

119 onsite spaces

Sale price:

\$2,750,000.00

Comments:

Beautiful single story four building compound on Chenell Drive. The property is surrounded by well-maintained, upscale, mixed commercial uses that complement each other. Easy access to Route 106 and close to I-93 makes this a desirable location for tenants.



Stebbins Commercial Properties LLC

730 Pine Street

Manchester, NH 03104-03108

P (603) 669-6323 F (603) 622-4556

www.stebbinscommercialproperties.com

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For Sale

Professional Office Buildings 13-19 Chenell Drive Concord, NH 03301

Building Data:

Total Building Size: Bldg. 1: 4,923 SF, Bldg. 2: 7,010 SF
Bldg. 3: 4,350 SF, Bldg. 4: 6,560 SF
Type / Use: Office
Construction Type: Clapboard
Construction Year: 1995/1996/2001/2001(respectively)
Ceiling Height: Varies
Windows: Insulated
Walls: Painted drywall
Flooring: Vinyl, carpet
Roof: Gable/Hip Asphalt

Site Data:

Signage: On building/Monument/Directory
Lot Size: 2.95 Acres
Frontage: Chenell Drive
Parking: 119 onsite spaces
Zoning: OFP
Map & Lot: 621/Z 35/1, 35/2, 35/3, 35/4
Book & Page: 2676/1068

Utilities:

Water: Municipal
Sewer: Municipal
Power: Unutil
Lights: LED, Indirect, Fluorescent
Heating: Gas/FHA
AC: Central AC
Alarms: Yes
Sprinklers: Yes
Communications: Comcast

Sale Information:

Sale price: \$2,750,000.00
Taxes: \$67,963.00
NOI: \$200,979.00
Cap Rate: 7.31%



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