

For Sale

**Restaurant/Office Building
5 Warren Street
Concord, NH 03301**



Building Size: 10,258 SF

Lot Size: .12 Acres

Type / Use: Restaurant/Office

Zoning: CBP

Parking: Street & parking garage

Sale price: \$2,425,000.00

Comments: This historic landmark was once the City of Concord central police station. Now occupied by a very popular regional tenant since 1985. The second floor is beautifully finished professional office space. First floor Tenant Uno Loco (Margaritas), abutting Bicentennial Square Park. Current lease term through 12/31/31, with Three (3), Five (5) year options.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
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The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Sale

Restaurant/Office Building 5 Warren Street Concord, NH 03301

Building Data:

Total Building Size:	10,258 SF
Type / Use:	Restaurant/Office
Construction Type:	Brick/Masonry
Construction Year:	1890
Ceiling Height:	14'
Windows:	Insulated
Walls:	Brick/Sheetrock & wall treatment
Flooring:	Carpet/Ceramic Tile
Roof:	Flat
Special Features:	Historic jail cells converted to unique dining rooms

Site Data:

Signage:	On building
Lot Size:	.12 Acres
Frontage:	Warren Street
Parking:	Street & parking garage
Zoning:	CBP
Map & Lot:	6444/Z 34
Book & Page:	2128/0426

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	Minimum 400-amp service
Lights:	LED/Indirect
Heating:	Gas FHA
AC:	Central
Alarms:	Life safety
Sprinklers:	No

Sale Information:

Sale price:	\$2,425,000.00
Taxes:	\$27,445.00 (paid by Tenant)
NOI:	\$185,000.00
Cap Rate:	7.63%



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