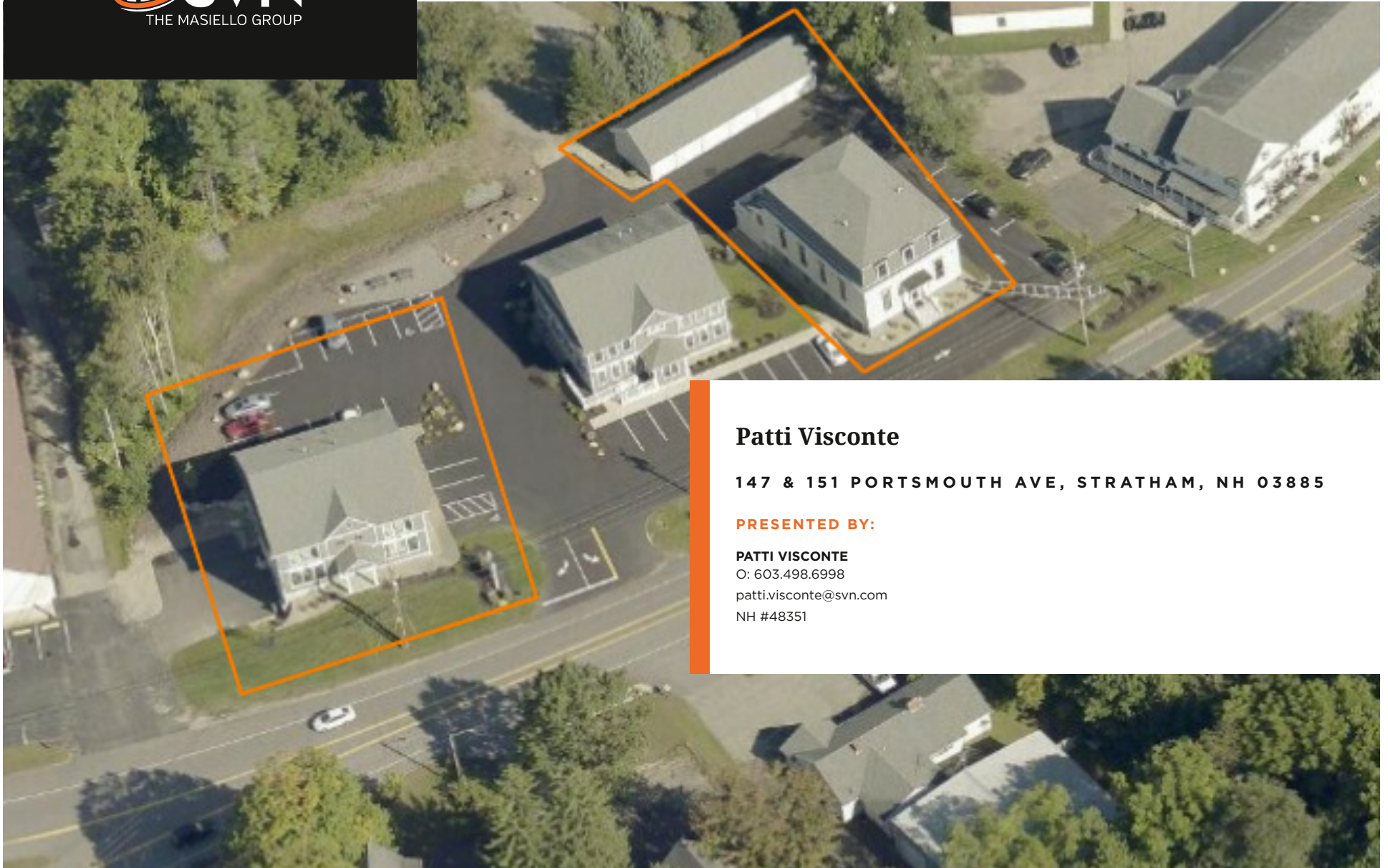




Seacoast's Premier Commercial Mixed-Use Portfolio



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147 & 151 PORTSMOUTH AVE, STRATHAM, NH 03885

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,200,000
NUMBER OF TENANTS:	13
NUMBER OF PROPERTIES:	3
LOT SIZE:	3 Acres (Condo)
BUILDING SIZE:	14,662 SF
YEAR BUILT	2019

PROPERTY DESCRIPTION

Secure the ultimate turnkey investment in the heart of the Seacoast's most desirable low-tax suburban corridor. Located at 147 & 151 Portsmouth Avenue in the vibrant Stratham Town Center, this exceptional 3-acre asset combines high-yielding commercial stability with premium residential luxury.

Constructed in 2019 by one of the region's top luxury builders, the portfolio features:

- High-End Residential Units: Six expansive two-bedroom apartments (some with 2 baths) equipped with custom kitchens, private garages, and premium finishes (two units include private decks).
- Premium Infrastructure: Features separate metering for all units, individual high-efficiency York HVAC systems, and a state-of-the-art water filtration system.
- High-Visibility Retail: A premium, storefront space engineered for maximum brand exposure.
- Professional Office Spaces: Three modern office suites.

PROPERTY HIGHLIGHTS

- Mixed Use Portfolio - 100% Leased
- Built in 2019
- Premium Infrastructure
- Condo Conversion Potential
- High-End Residential Units
- Separately Metered Utilities
- Zero Vacancy Risk
- Unbeatable Location
- Turn-key NO DEFERRED MAINTENANCE



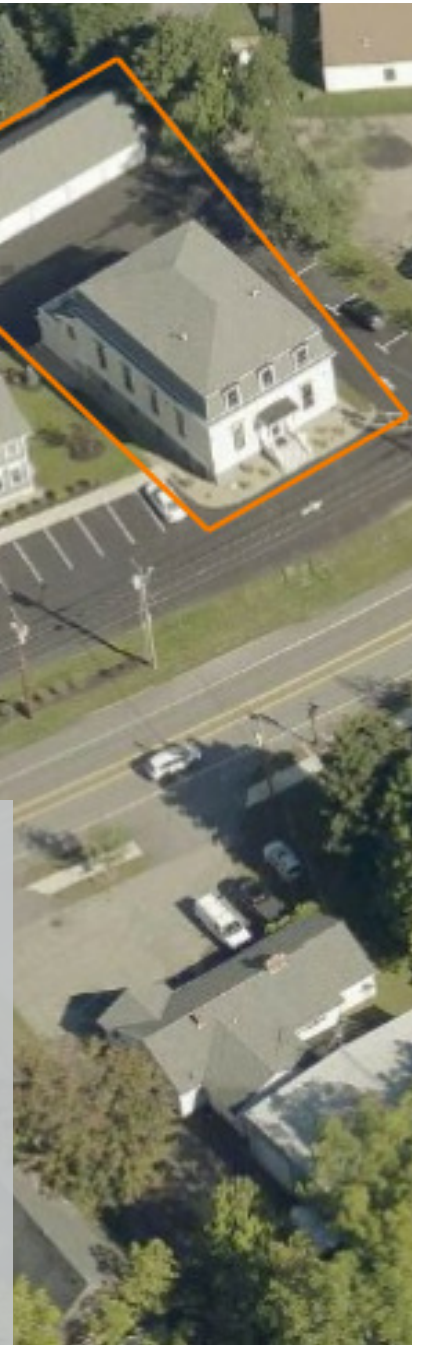
**Six Premium
Apartments
2Bed/2Bath + Garage**



**Condo Conversion
Potential**



**Separate Metered
Utilities**



PROPERTY PHOTOS



PROPERTY PHOTOS



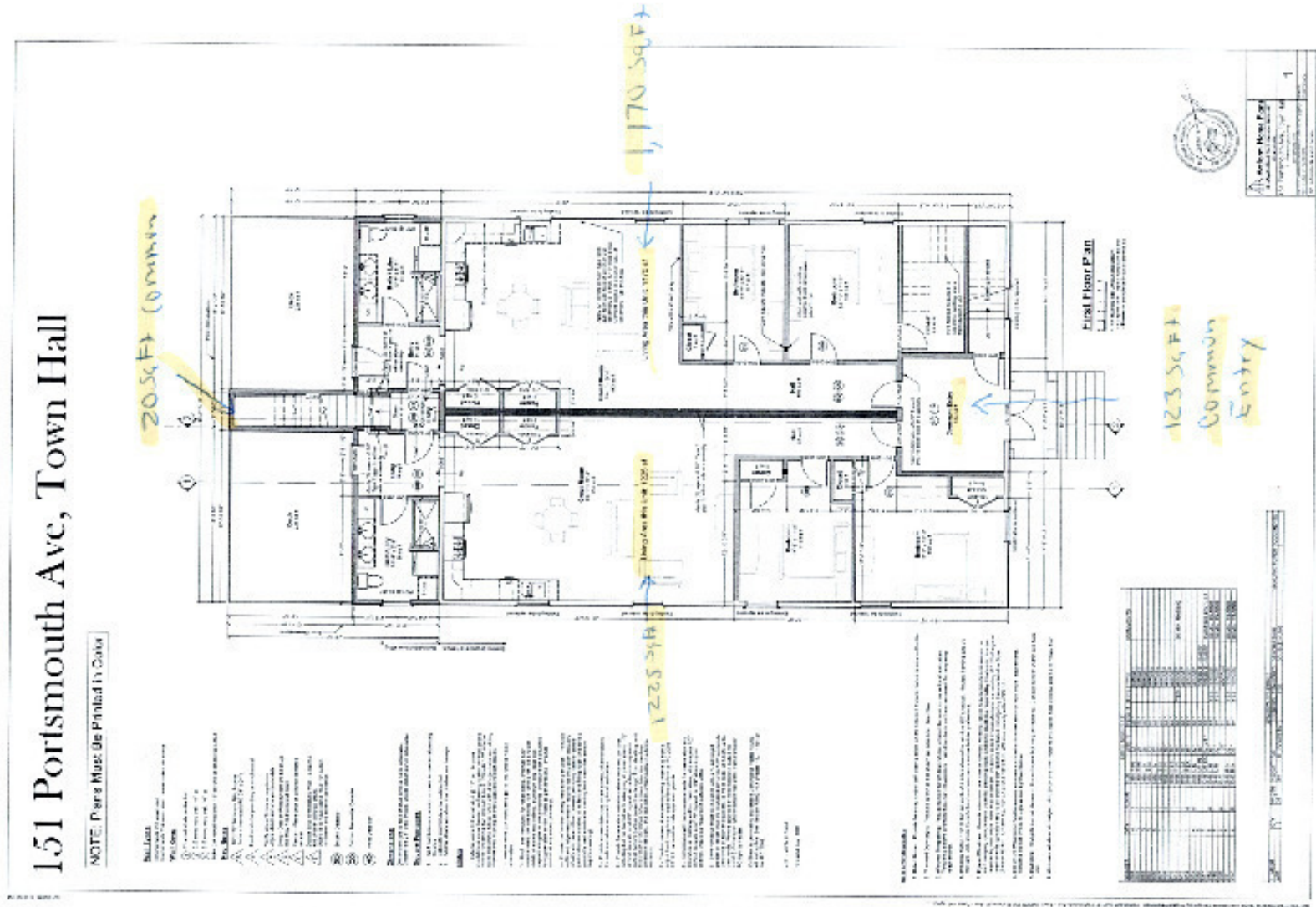
ADDITIONAL PHOTOS



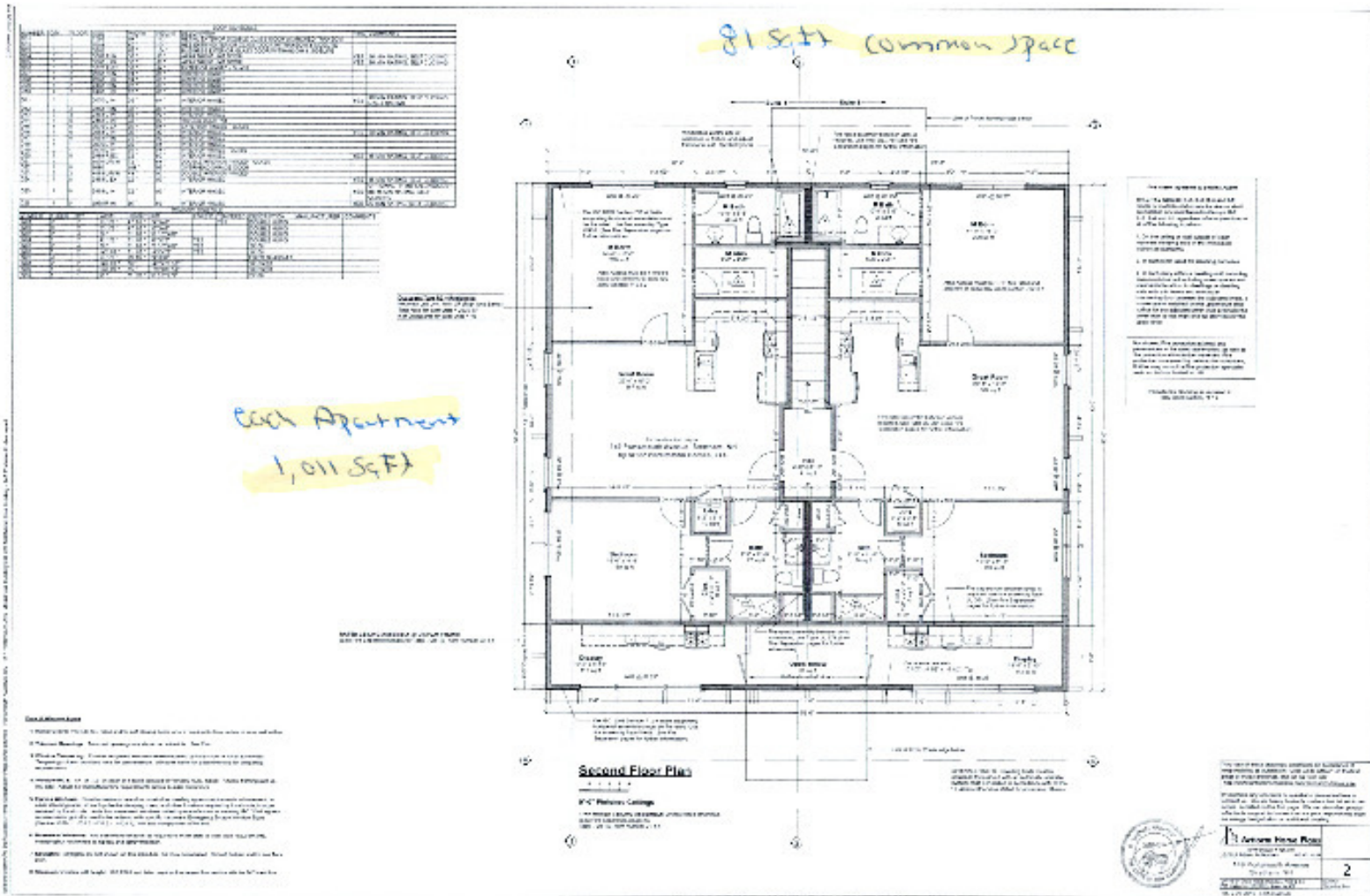
ADDITIONAL PHOTOS



FLOORPLAN 1



FLOORPLAN 3





Location Information



LOCATION DESCRIPTION



Excellent Location:

Positioned perfectly for and serves as a premier, low-tax suburban corridor for professionals commuting to nearby Portsmouth and broader Seacoast employment hubs.

The property leverages immediate highway accessibility to capture intense rental demand on the New Hampshire Seacoast and surrounding communities.

Pictured: The Golf Club of New England (Stratham, NH)