

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



The Gallery

276 Newport Road 205 And 207, New London, NH 03257

Exclusively Represented By:

Leanne Beck

Broker

603 643 8822

leanne.beck@verani.com

OFFERING MEMORANDUM

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FOR SALE

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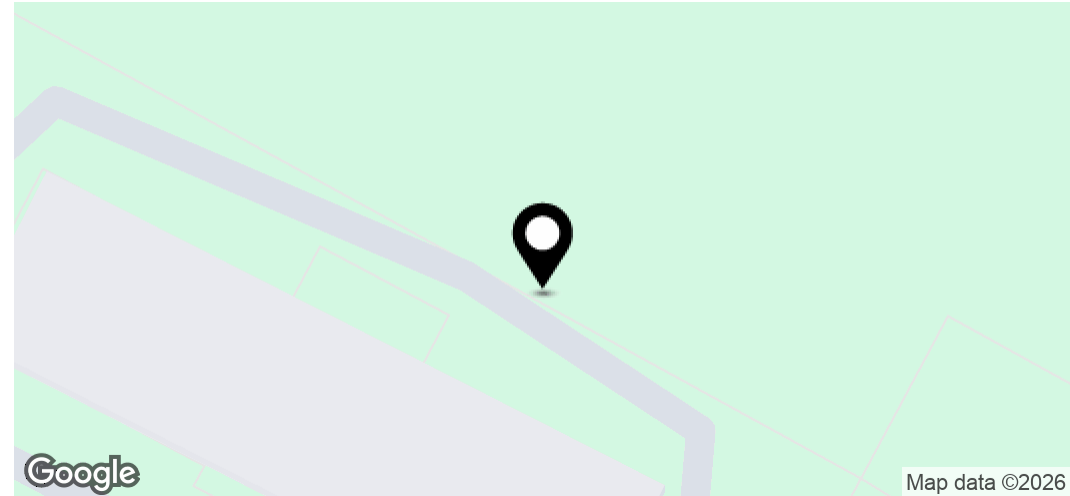
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$147,000
Price / GSF	-
RSF	0 SF
Parking Spaces / Ratio	null / null
Year Built	1985

Property Overview

The Tyler Team and Leanne Beck are excited to offer 267 Newport Road, Units 205 & 207 offer a rare opportunity to own two adjoining commercial suites in a professional building. Ideal for office, medical, or professional use, the spaces feature flexible layouts, private offices, open work areas, and excellent natural light. Conveniently located with easy access to major routes, shopping, and surrounding amenities, these units can be used separately or combined for expanded functionality.

Property Highlights

- 2 units
- Built in 1985
- Zoned commercial
- Prime New London location

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Property Description

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Property Description

Welcome to The Gallery, one of New London's most prominent and well-established commercial buildings located at 276 Newport Road. This high-profile building enjoys excellent visibility and strong daily traffic, with ample on-site parking and a prime position near other regional shopping centers, home to a grocery store, pharmacy, post office, local retailers, and close proximity to New London Hospital. The Gallery's main floor features a broad, all-glass walkway creating a bright and welcoming atmosphere, and the building is home to a diverse mix of professional tenants including a wealth management firm, medical offices, a pharmacy, restaurant, and salon, accountants, and more. Units 205 and 207 offer a combined 1,141 square feet of second-floor office condominium space, currently configured with multiple workstations. The suites consists of two connected offices with a versatile layout. The larger unit serves as a spacious main workspace well-suited for open-plan team operations, a private practice, or client-facing services. The smaller unit features dual access via both the common hallway and the adjoining larger office, making it an ideal reception or waiting area, private consultation room, or private office. This flexible suite is well-suited for a wide range of professional uses including medical, wellness practices, legal, financial, or consulting firms, counseling or therapy offices, real estate, or insurance agencies, and general professional or administrative operations. With easy access to I-89 and a central location in the heart of New London, this is an excellent opportunity to own office space in one of the region's most sought-after commercial addresses.

Location Description

Situated in the charming town of New London, NH, the property is near Colby-Sawyer College, New London Hospital, and the historic New London Barn Playhouse. The vibrant town center offers boutique shopping and dining, creating an attractive setting with convenient access to key amenities.

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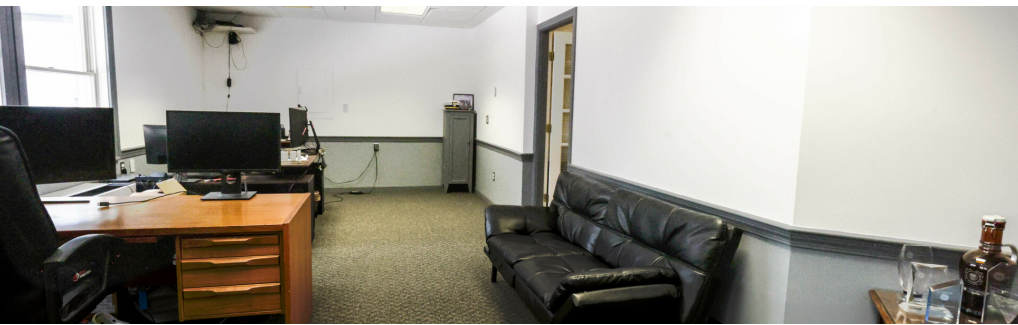
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Complete Highlights

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Property Highlights

- 2 units
- Built in 1985
- Zoned commercial
- Prime New London location
- Ample parking
- Well-maintained
- Modern amenities
- Flexible use potential

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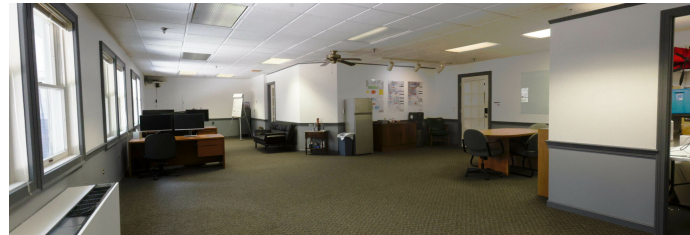
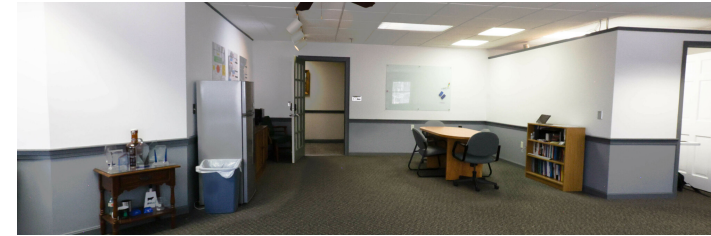
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Additional Photos

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Location Information

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Regional Map

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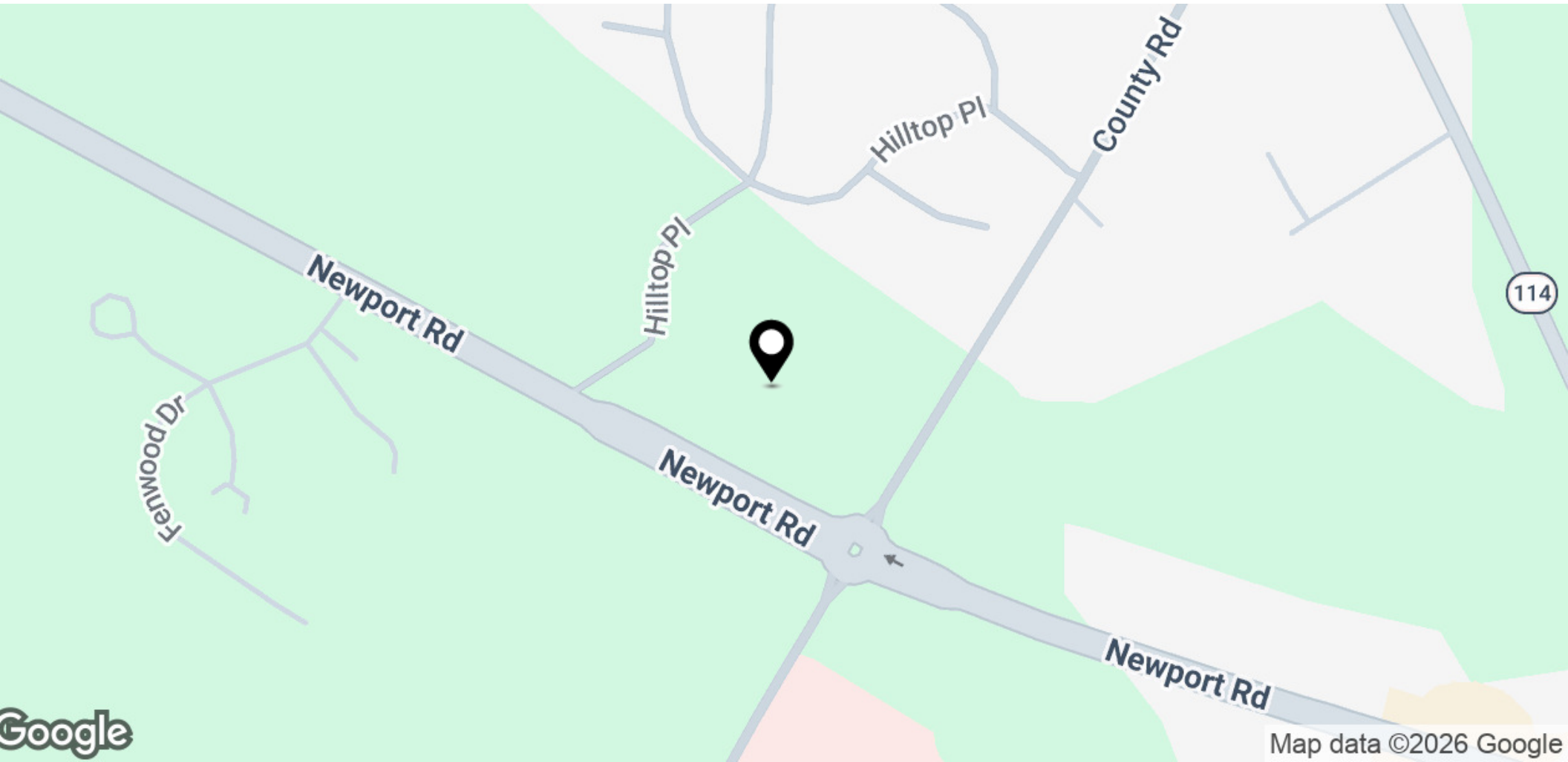
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Location Map

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Aerial Map

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Google

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Financial Analysis

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Financial Summary

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Investment Overview

Price	\$147,000
Price per Unit	\$73,500

Operating Data

Financing Data

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Demographics

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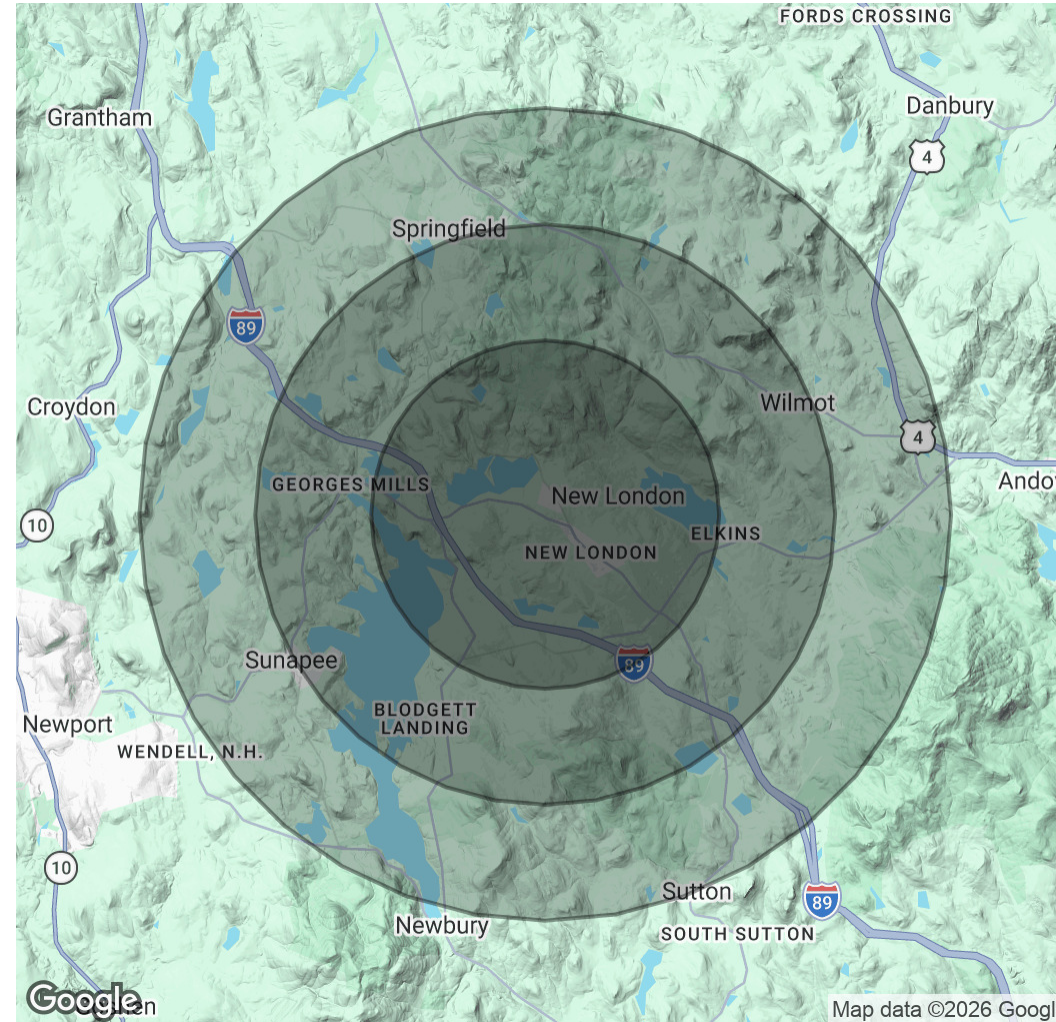
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	3,928	7,592	11,763
Average Age	46.7	48.7	49.9
Average Age (Male)	43.9	47.2	48.8
Average Age (Female)	47.9	49.4	50.2

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	1,502	2,874	4,455
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$129,729	\$134,291	\$135,807
Average House Value	\$499,320	\$521,456	\$468,933

2023 American Community Survey (ACS)



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Advisor Bios

Section 5

Advisor Bio 1

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