

For Sublease

**Medical Office/Veterinary Clinic
169 Route 27
Raymond, NH 03077**



Available Space:	5,700 SF
Type/Use:	Office/Veterinary Clinic
Zoning:	C1
Parking:	27 +/- onsite spaces
Lease Rate:	\$10.00 PSF NNN
Comments:	Clean and ready to open a new veterinary clinic or alternative office use. Equipment use negotiable. High traffic count on Rte. 27 convenient to surrounding towns and the City of Manchester. Sublease expires 8/31/33.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
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www.stebbinscommercialproperties.com

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 Sublease

Medical Office/Veterinary Clinic 169 Route 27 Raymond, NH 03077

Building Data:

Available Space:	5,700 SF
Type / Use:	Medical Office
Construction Type:	Clapboard
Ceiling Height:	8'
Windows:	Thermal pane/Functional
Walls:	Drywall
Flooring:	Vinyl plank
Special Features:	38 small kennels, 6 large dog runs, 7 outside kennels, grooming tub, fenced exercise yard and full basement storage
Composition:	Reception/waiting room, billing office, 3 exam rooms, surgical room, dental wet table, 2 Dr.'s offices, break room, conference room, pharmacy and lab, x-ray room, lockers and 2 bathrooms

Site Data:

Signage:	On Building
Lot Size:	1.07 Acres
Frontage:	On Route 27
Parking:	27 +/- onsite spaces
Zoning:	C1

Utilities:

Water:	Well
Sewer:	Septic
Power:	Eversource
Lights:	Fluorescent
Heating:	Gas/propane
AC:	Central
Alarms:	Motion/intrusion
Sprinklers:	No
Communications:	Comcast

Lease Information:

Rate:	\$10.00 PSF NNN
Taxes, Cam & Ins:	Estimated \$4.00 PSF
Utilities:	Propane & electricity



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