

Convenient Location at Gilford Professional Park

401 Gilford Avenue, Units 102 & 122, Gilford, NH

Two office condos being sold as a package!

ROCHE
REALTY
GROUP 



PROPERTY DETAILS

- ✦ Unit 1: 895 sf. | Unit 2: 2,413 sf.
- ✦ One unit is currently leased – great for investors!
- ✦ Both have ground floor entry and easy access
- ✦ Layout includes 3-5 exam rooms, offices, file rooms, supply closets, kitchenettes, reception/waiting areas, and 3 bathrooms.
- ✦ Ample parking for clients and employees.
- ✦ Convenient location near Route 11-A & Route 3 bypass.



97 Daniel Webster Hwy.
Meredith, NH 03253
(603) 279-7046
We Sell the Lakes Region™





Commercial Sale

MLS# 5023301

401 Gilford Avenue Unit 102/122, Gilford, NH 03249

\$379,900



County NH-Belknap
VillDStLoc
Year Built 1988
SqFt-Total Building 3,308
SqFt-Total Source
SqFt-Total Available 3,308
SqFt-Apx Building Source Assessor
Zoning PC
Road Frontage Yes
Road Frontage Length 600
Lot Size Acres 4.72
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$2,663.00
Tax Year 2023
Gross Income
Operating Expense
Operating Expense Incl. Other
Net Income
Sub Property Type Investment, Other
Sub Property Type Use Office Building, Office Condo

*For more information or to
schedule a showing,
please contact:*



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