



MOVE-IN READY OFFICE CONDO WITH INCOME POTENTIAL ON ROUTE 1 CORRIDOR

**29 LAFAYETTE ROAD, UNIT 3A,
NORTH HAMPTON, NH 03862**

864± SF | Offered at \$130,000



Commercial Real Estate Services, Worldwide

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116 South River Road
Bedford, NH 03110
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2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
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CONTACT:

DEANA ARDEN
(603) 682 3440
darden@nainorwoodgroup.com

PROPERTY INFORMATION



DESCRIPTION:

Now available for sale- this newly renovated office condominium offers a clean, professional setting in a highly convenient Seacoast location. Situated on the second floor, the unit is in excellent move-in condition and well-suited for a variety of business uses. A tenant-at-will is currently in place and willing to remain, providing income potential for an investor or a seamless transition for an owner-user.

The flexible layout includes a reception area, multiple offices and conference rooms, storage, and private restroom. Large windows provide abundant natural light throughout, while the freshly renovated interior features updated finishes and systems. Its location on Route 1 offers easy access to restaurants, shopping, and major highways, making it an ideal choice for a small business seeking ownership rather than leasing.

Seacoast Village Center is a well-established multi-tenant retail and office plaza positioned along the busy Route 1/Lafayette Road corridor. The property offers ample on-site parking and convenient access to Routes 101, 33, and I-95. Neighboring businesses include Home Depot, Shaw's, Staples, Dollar Tree, Optima Bank, Dunkin' Donuts, and others, creating steady traffic and strong visibility in this thriving commercial hub.

PROPERTY FEATURES:

- Newly renovated, move-in ready office condominium with Flexible layout with reception, offices, conference rooms, storage, and private restroom
- Tenant-at-will in place with option to remain (income potential)
- Located on heavily traveled Route 1 with easy access to I-95, Route 101, and Route 33
- Flexible zoning allows for a variety of uses: office, retail, professional services, daycare, law, real estate, and more

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	8,492	38,474	132,275
Households	3,623	17,096	59,543
Families	2,352	10,742	35,145
Avg HH Size	2.3	2.23	2.19
Median Age	51.7	51.9	48.3
Median HH Income	\$107,584	\$109,416	\$109,048
Avg HH Income	\$153,838	\$151,254	\$149,427

BUSINESSES (10 MILE)



9,457

TOTAL BUSINESSES



100,329

TOTAL EMPLOYEES

INCOME (10 MILE)



\$109,048

MEDIAN HH INCOME



\$67,269

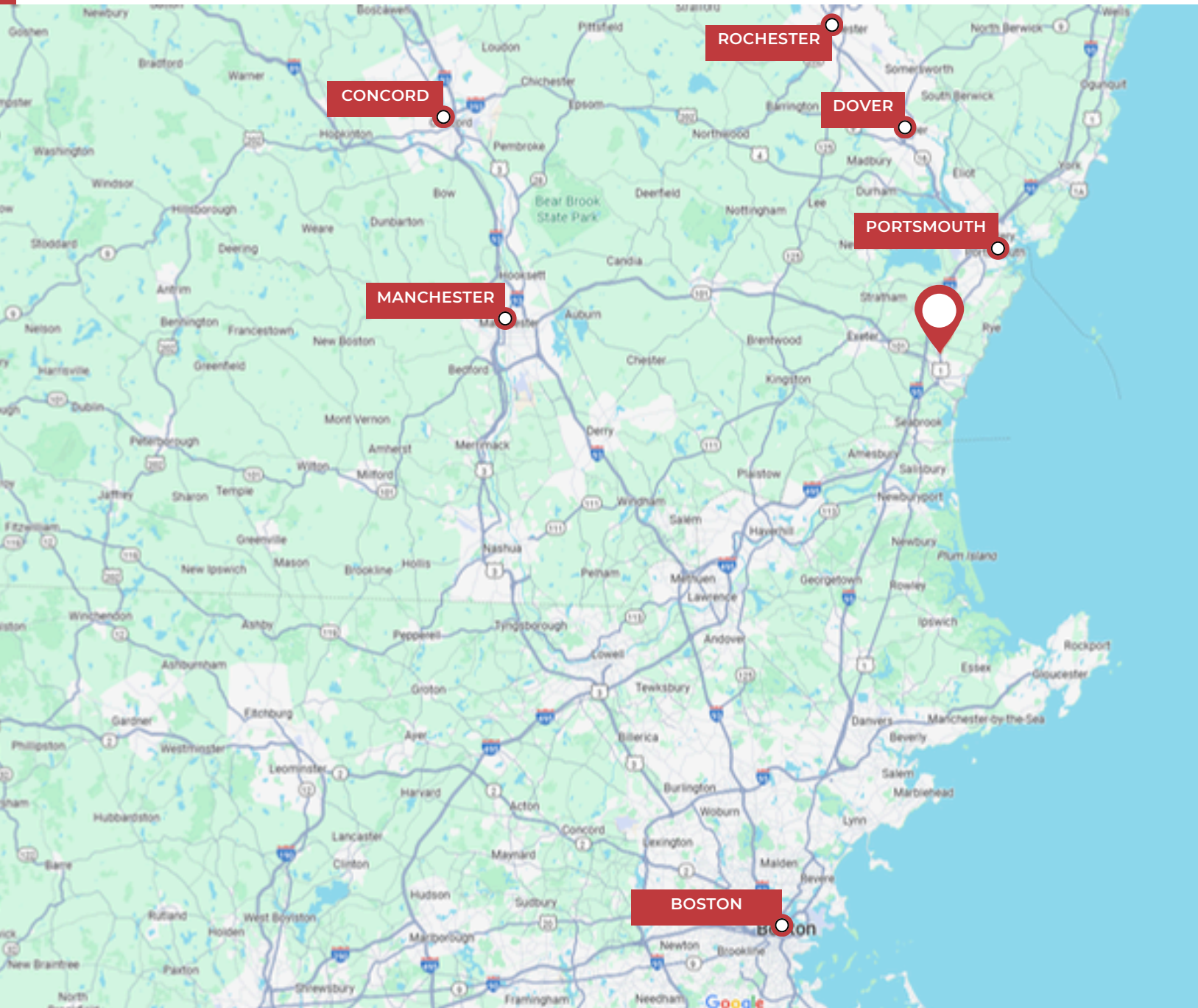
PER CAPITA INCOME



\$466,894

MEDIAN NET WORTH

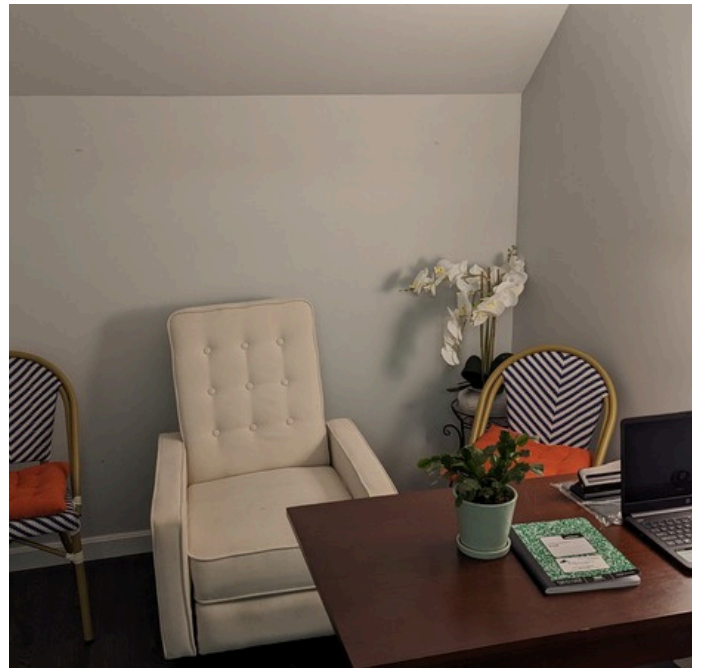
MAP LOCATOR



DRIVE TIMES TO:

Rochester, NH	40 mins	Manchester, NH	37 mins
Dover, NH	32 mins	Concord, NH	51 mins
Portsmouth, NH	21 mins	Boston, MA	1 hr 17 mins

PHOTOS



TAX CARD

29 LAFAYETTE RD #3A

Location	29 LAFAYETTE RD #3A	Mblu	007/ 058/ 03A/ /
Acct#	004264	Owner	MHR ESTATES, LLC
Assessment	\$83,200	Appraisal	\$83,200
PID	811	Building Count	1
Legal Description	Lot Type		
topoTopography	Utility		
Location	Street/Road		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$83,200	\$0	\$83,200
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$83,200	\$0	\$83,200

Owner of Record

Owner	MHR ESTATES, LLC	Sale Price	\$0
Co-Owner		Certificate	
Address	29 LAFAYETTE ROAD UNIT 3A NORTH HAMPTON, NH 03862	Book & Page	6596/1273
		Sale Date	12/11/2024
		Instrument	23

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MHR ESTATES, LLC	\$0		6596/1273	23	12/11/2024
R&R PROPERTIES INC	\$80,000		6363/2248	00	11/29/2021
GALLUP CAROL J TRUSTEE	\$0		4198/2904	1A	11/10/2003
GALLUP CAROL J	\$0		4198/2902	1A	11/10/2003
GALLUP STEPHEN D & CAROL J	\$0		2929/2573	1A	05/28/1992

TAX CARD, CONT.

Building Information

Building 1 : Section 1

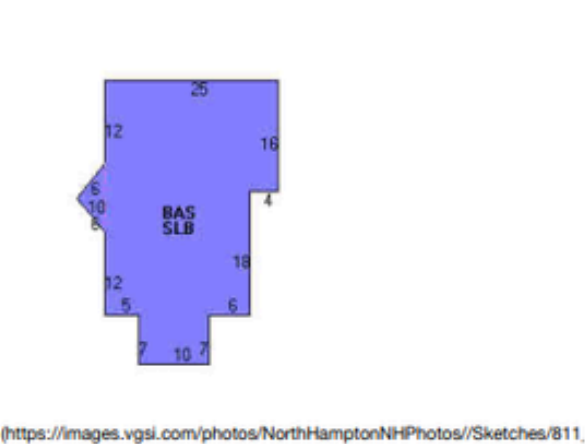
Year Built:	1984
Living Area:	868
Replacement Cost:	\$128,026
Building Percent Good:	64
Replacement Cost	
Less Depreciation:	\$81,900

Building Attributes	
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	1 Story
Grade	Average
Occupancy	
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Radiant Water
AC Type:	Central
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	868	868
SLB	Slab	868	0
		1,736	868

TAX CARD, CONT.

Num Park	00
Pct Low Ceiling	
Unit Loon	
Grade	Average
Stories:	1
Residential Units:	20
Exterior Wall 1:	Clapboard
Exterior Wall 2:	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrld 703	0
Usrld 706	0

Extra Features

Extra Features								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
SPR1	SPRINKLERS-WET			868.00 S.F.	\$1,300	\$1,300	1	

Parcel Information

Use Code	3400
Description	OFF CONDO MDL-06
Deeded Acres	0

Land

Land Use	Land Line Valuation
Use Code	Size (Acres)
Description	Frontage
Zone	Depth
Neighborhood	Assessed Value
	\$0

TAX CARD, CONT.

Alt Land Appr CategoryNo

Appraised Value\$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$83,200	\$0	\$83,200
2023	\$83,200	\$0	\$83,200
2022	\$54,800	\$0	\$54,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$83,200	\$0	\$83,200
2023	\$83,200	\$0	\$83,200
2022	\$54,800	\$0	\$54,800

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Register of Deeds, Rockingham County



After Recording, Return to:
Simmons & Ortlieb, PLLC
886 Lafayette Road
Hampton, NH 03842

LCHIP	ROA696757	25.00
TRANSFER TAX	RO134182	40.00
RECORDING		14.00
SURCHARGE		2.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **R&R Properties, Inc.**, a Massachusetts Corporation, with a mailing address of 1 Democracy Drive, Amesbury, MA, 01913, for consideration paid, grants to **MHR Estates, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 29 Lafayette Road, Unit 3A, North Hampton, NH 03862, with Quitclaim Covenants, the real estate located in the Town of North Hampton, County of Rockingham and State of New Hampshire, being further described as follows:

SEE ATTACHED EXHIBIT A

WITNESS my hand this 11th day of December 2024.

R&R Properties, Inc.
Mark H. Richardson, President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS.

On this 11th day of December 2024, before me personally appeared the above-named Mark H. Richardson, President of R&R Properties, Inc., known to me or satisfactorily proven, and executed and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Commissioner of Deeds
My Commission Expires:



DEEDS, CONT.

EXHIBIT A

Property Address: 29 Lafayette Road, Unit 3A, North Hampton, New Hampshire, 03862

A certain Condominium Unit located in North Hampton, Rockingham County, New Hampshire, described as follows:

Unit 3-A of the Seacoast Village of North Hampton Condominium, a condominium, located at 29 Lafayette Road, North Hampton, Rockingham County, New Hampshire as established pursuant to RSA 356-B, the "Condominium Act", by Declaration dated September 24, 1984 and recorded with the Rockingham County Registry of Deeds at Book 2671, Page 2763.

Said Condominium is laid out as shown on the site plan filed with the Declaration and the unit is located and shown on Site Plan and Floor Plan D-12867 recorded in the Rockingham County Registry of Deeds in the manner required in New Hampshire RSA 356-B:20.

Said Unit is hereby conveyed together with an undivided interest in the common areas and facilities and the limited common areas and facilities, appurtenant to said Unit as provided in the Declaration, together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the Declaration and By-Laws and the rules and regulations adopted thereunder.

Said Unit is to be used solely for the purposes authorized by the Declaration of Condominium and for purposes and uses strictly incidental thereto.

Said Unit is acquired with the benefits of and subject to the provisions of New Hampshire RSA 356-B, relating to Unit Ownership as that statute is written as of the date hereof and as it may in the future be amended.

Meaning and intending to describe and convey the same premises conveyed to R&R Properties, Inc. by deed of Carol Gallup, Trustee of The Carol J. Callup Revocable Trust of 1992, dated November 29, 2021 and recorded with the Rockingham County Registry of Deeds at 6363, Page 2248.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

THIS IS A NONCONTRACTUAL TRANSFER OF TITLE WHICH IS EXEMPT FROM NEW HAMPSHIRE REAL ESTATE TAX PURSUANT TO RSA 78-B:2 IX. AS SUCH, THIS CONVEYANCE IS SUBJECT TO THE MINIMUM TRANSFER TAX UNDER RSA 78-B:1, I (B) AND REV 802.02.

THIS IS NOT HOMESTEAD PROPERTY.

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

DEANA ARDEN

SENIOR ADVISOR

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NAI Norwood Group

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