

# STAND ALONE OFFICE CONDO

## 1 MOUND COURT MERRIMACK, NH

FOR SALE \$625,000




### Property Highlights

- Stand alone office condominium totaling 4,018 ± SF available for sale.
- Prime location just off US Route 3, and exit 11 of I293 in Merrimack, NH
- Well suited for medical or professional office use. Wheelchair accessible with elevator access to all levels.
- Currently Vacant
- Ample on-site parking



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 [www.Andersonmills.org](http://www.Andersonmills.org)



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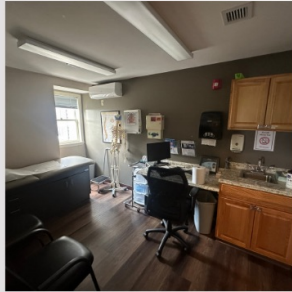
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# Executive Summary

1 Mound Court presents a rare opportunity to acquire a turnkey standalone office condominium. Ideal location for visibility and commute, located off US Route 3 and the Everett Turnpike. The building is prime for medical or professional office use; featuring a reception area, multiple private offices, elevator access, wheelchair accessibility, mini splits throughout and ample parking. This building will be delivered vacant, allowing a great opportunity for an owner/user. The association already has professional property management in place.

Association and supporting documents are available upon request.



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# Property Description

## Specifications 1 Mound Ct:

Address: 1 Mound Court Merrimack, NH 03054

Zoning: C2 (General Commercial)

Year Built: 1986

Year Updated: 2014

Condominium SF: 4,018 ± sqft

Floors: Three

Utilites: Municipal Water & Sewer, Natural Gas

Equipment: Elevator, sprinkler system, back-up generator, mini splits.

Parking: 19 Spaces shared

2024 Taxes: \$13,829/yr


Condo Fees: \$841.58/mo

Listing Price: \$625,000 (\$155.55/ft)

Layout: Two reception/ waiting rooms, 4 bathrooms, kitchen, 4 private offices, 2 clinic rooms, large open space.



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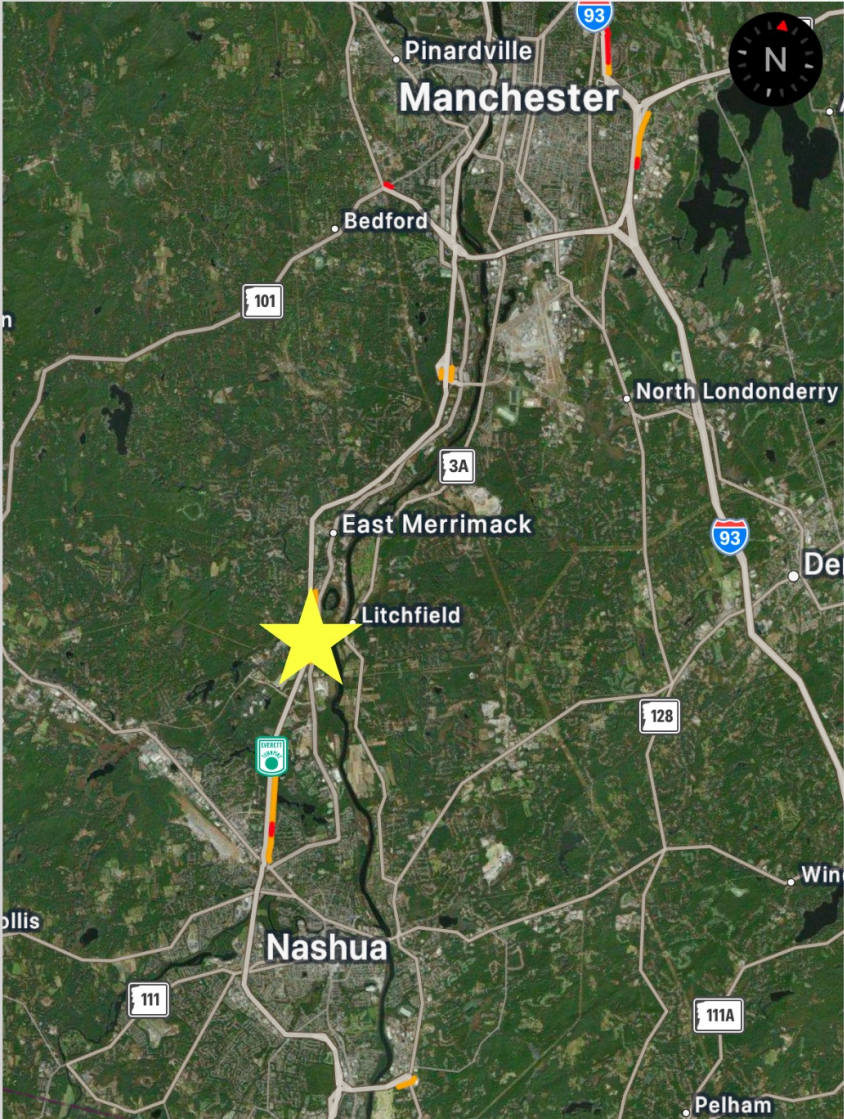
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# Location Overview



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# Demographics

## Income



Average Household Income

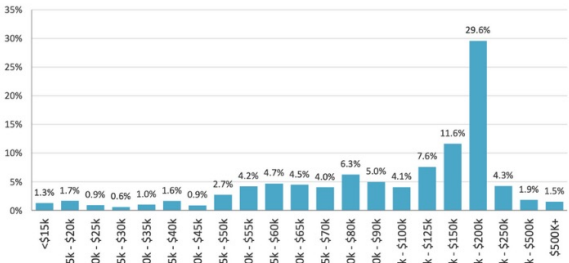
**\$139,256**

Median Household Income

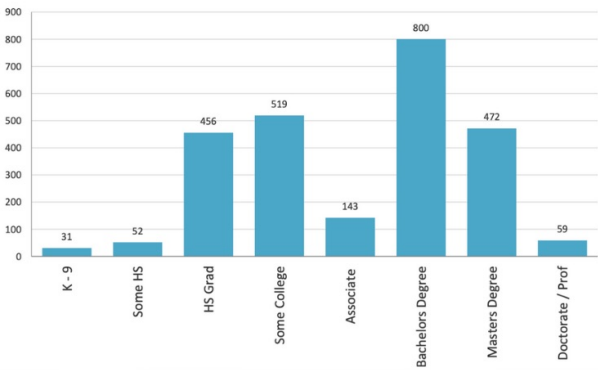
**\$118,019**

Based on Total Population


## Households by Income (Current Year)



## Educational Attainment at Age 25+ (Current Year)



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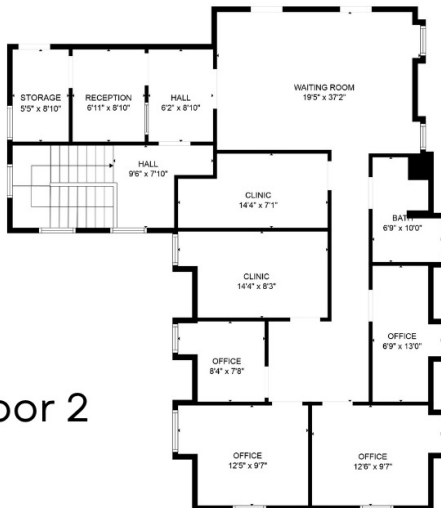
# Floor Plan- Floors 1 & 2

Floor 1

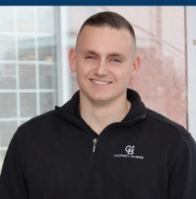


FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor 2



FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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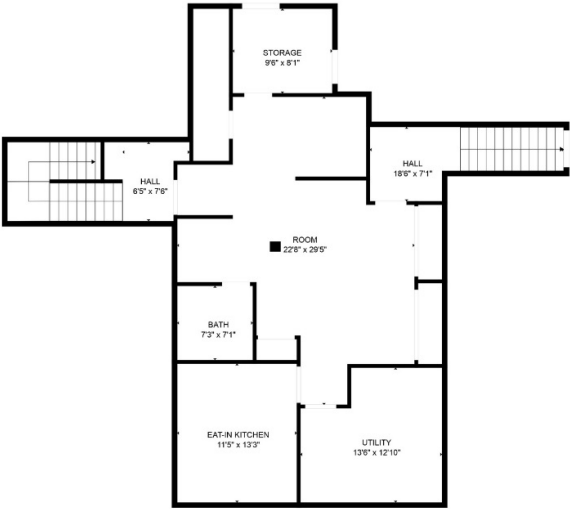
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# Floor Plan- Finished Basement



FLOOR PLAN CREATED BY CURICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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