

Concord Street

For Sale

# Redevelopment Opportunity

S State Street

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## 47-49 S State Street Concord, NH

### Property Highlights

- 0.6± acre lot with a 6,055± SF commercial building available for sale, currently occupied by an active business
- Urban Commercial zoning allows for many uses including multifamily housing, childcare facilities, privately owned indoor or outdoor health and fitness centers, banking, general business, urgent care, substance use disorder treatment, medical offices, professional and government offices, retail, and more
- Property to be sold as-is, buyer to do their own due diligence
- Conveniently located just minutes from I-93 and downtown
- Concord shines as one of New Hampshire's most desirable communities with a thriving downtown, growing population, and exciting new retail and residential developments

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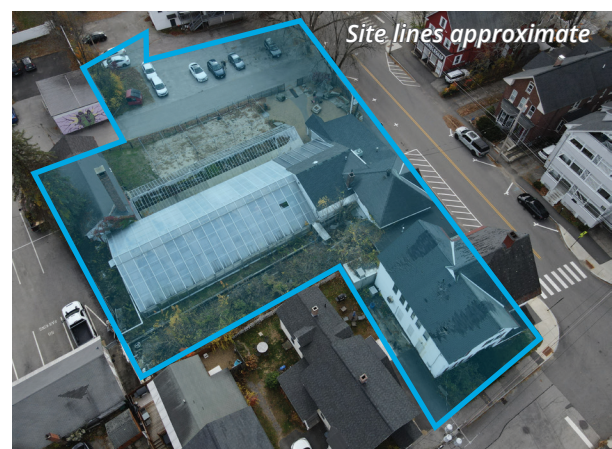


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## Specifications

Address:	47-49 S State Street
Location:	Concord, NH 03301
Building Type:	Commercial
Year Built:	1850
Total Building SF:	6,055±
Available SF:	6,055±
Acreage:	0.6±
Utilities:	Municipal water & sewer Natural gas
Zoning:	CU
2024 Taxes:	\$15,595
Accessibility:	Conveniently located just minutes from I-93 and downtown Concord, NH
List Price:	\$700,000



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