

# 82 & 84 South Main St

Concord, NH 03301



## COMMERCIAL BUILDING - LEASE WITH OPTION TO PURCHASE

- **Development opportunity in Vibrant Retail Trade Area**
- **Just off of I-93, Exit 13**
- **Excellent Visibility**
- **Full Access**
- **Urban Commercial Zoning - allows for many uses**
- **Grandfathered Setbacks**
- **3,000sf Unfinished Attic**
- **Roll-up Door**



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## Property Overview

SVN The Masiello Group is pleased to offer an 8,250 sq ft building with associated paved parking on 0.21 acres in the heart of Concord's thriving downtown commercial district. This is a rare opportunity to acquire a prime urban location with high visibility and easy access just off I-93 exit 13. It is offered at a below market rate to allow for renovations or development. Located at the southern gateway to Main Street's vibrant mix of retail, restaurant, and downtown residences, the existing two-story 6,000sf open-space building is connected to a 2,580sf building with offices and storage in addition to a bonus 3,000sf unfinished third floor. Concord's economic development team enthusiastically supports revitalization of this site of the historic Abbot-Downing factory, where the iconic Concord Coaches were made, and home since 1933 of the beloved family-owned Concord Cleaners dry cleaning business. Legacy environmental issues were addressed by the current owners and the urban commercial zoning allows for a wide range of uses including retail, restaurant, high density residential, lodging, office, and convenient drive thru. The property is currently under the final stages of haz mat remediation in full cooperation with NHDES. The Seller wishes to retain ownership of the property and the process until the NHDES Certificate of Completion is received. Buyer would then have the option to purchase the property.



## Offering Summary

<b>SALE PRICE:</b>	Lease: \$2,500/Mo. Sale: \$400,000
<b>BUILDING SIZE:</b>	8,580 SF + 3,000 SF attic
<b>LOT SIZE:</b>	0.21 Acres
<b>PRICE / SF:</b>	\$46.62
<b>TRAFFIC COUNT:</b>	18,000
<b>ZONING:</b>	Urban Commercial

## Demographics

	Population	Median Income	Median Age
1 mi.	8,789	\$53,252	41 years
3 mi.	28,240	\$60,758	43 years
5 mi.	45,400	\$75,057	43 years

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