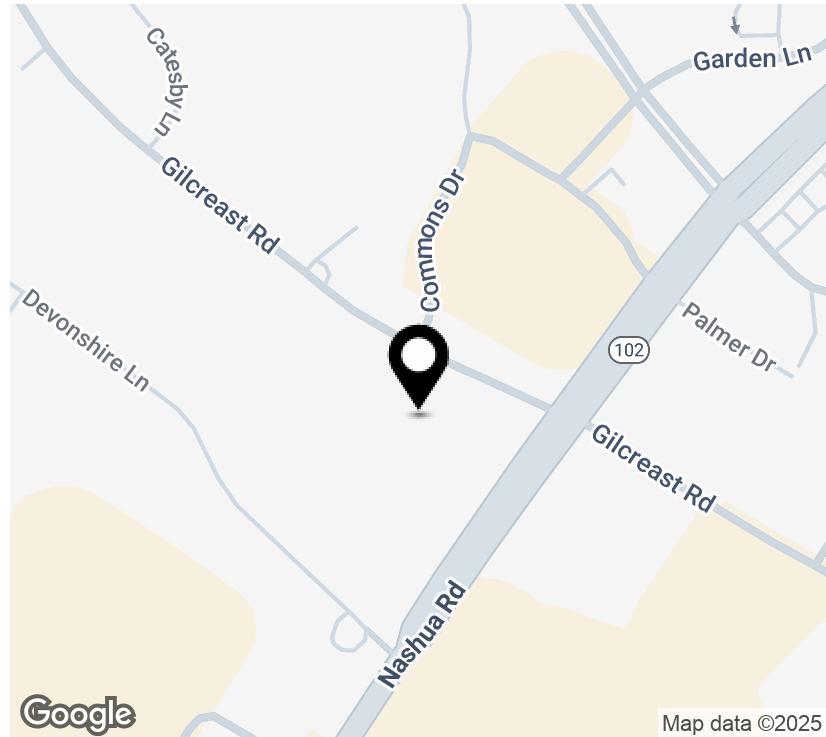


Professional Office Condo

50 Nashua Rd Ste 303, Londonderry, NH 03053

FOR SALE

Property Summary



Property Description

Updated office condo on Nashua Road with shared parking and a clean, functional layout. Features private offices, a conference room, flexible work areas, and refreshed interiors including flooring, lighting, and bathrooms. New HVAC and water heater contribute to a move-in-ready, low-maintenance workspace minutes from I-93.

Property Highlights

- Office condominium within a well-kept professional campus along Nashua Road (Route 102).
- Convenient access to I-93, Exit 4, with connections to Derry, Manchester, and Nashua.
- Updated interior with new flooring, refreshed bathrooms, modernized lighting, and recent paint throughout.
- New high-efficiency furnace and 3-ton A/C condenser, plus a newer water heater, reduce near-term capital needs.

Offering Summary

Sale Price:	\$265,000
Lot Size:	+/- 1,544 SF

Demographics	5 Miles	7 Miles	10 Miles
Total Households	25,302	42,047	127,219
Total Population	66,355	110,746	318,619
Average HH Income	\$149,301	\$154,565	\$130,564

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