

For Sale or Lease

Retail/Office Standalone



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85 S State Street Concord, NH

Property Highlights

- Retail/office standalone 4,940± SF building available for sale or lease in downtown Concord, NH
- Space is currently set up for fitness use
- Lower level is 2,040± SF and consists of 2 large open rooms and an office/storage room
- First floor is 2,900± SF and consists of open space, office, kitchen, 2 bathrooms, and 1 shower
- Conveniently located near downtown amenities, dining, arts, and entertainment
- Easy access to I-93

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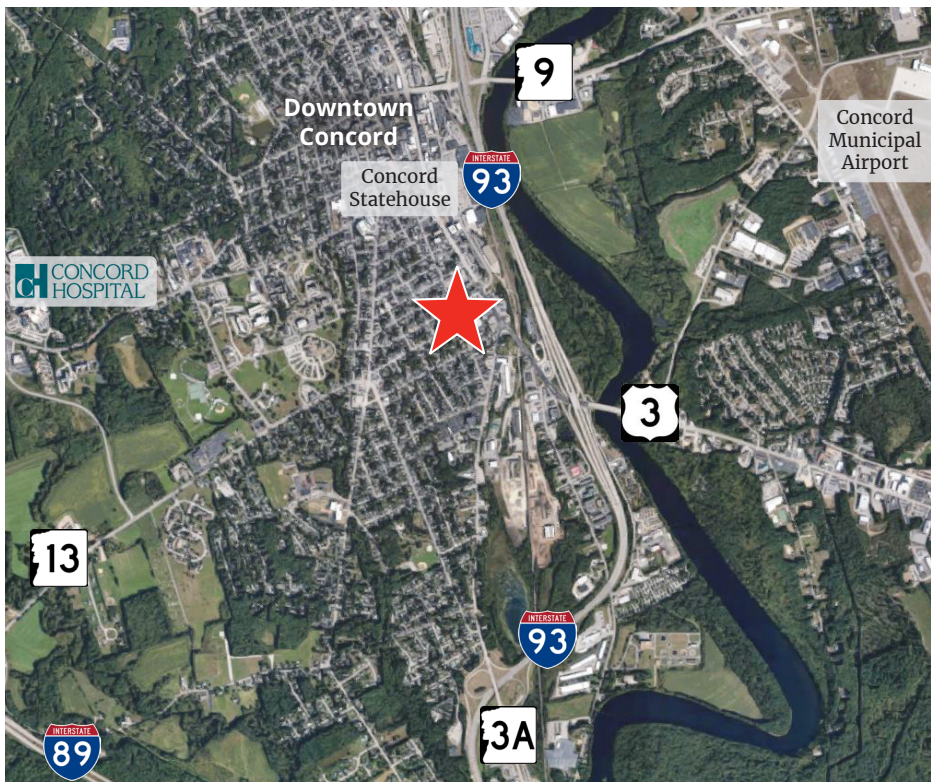
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Specifications

Address:	85 S State Street
Location:	Concord, NH 03301
Building Type:	Retail/office
Year Built:	1959
Total Building SF:	4,940±
Available SF:	Lower level: 2,040± First floor: 2,900± Contiguous: 4,940±
Acreage:	.11±
Floors:	2
Utilities:	Municipal water & sewer; natural gas
Zoning:	Urban Transitional District
Parking:	3 on-site plus street parking
2023 NNN Expenses:	\$2.83 PSF
2023 Taxes:	\$7,790
Lease Rate:	\$9.00 NNN
List Price:	\$495,000



Locator Map



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