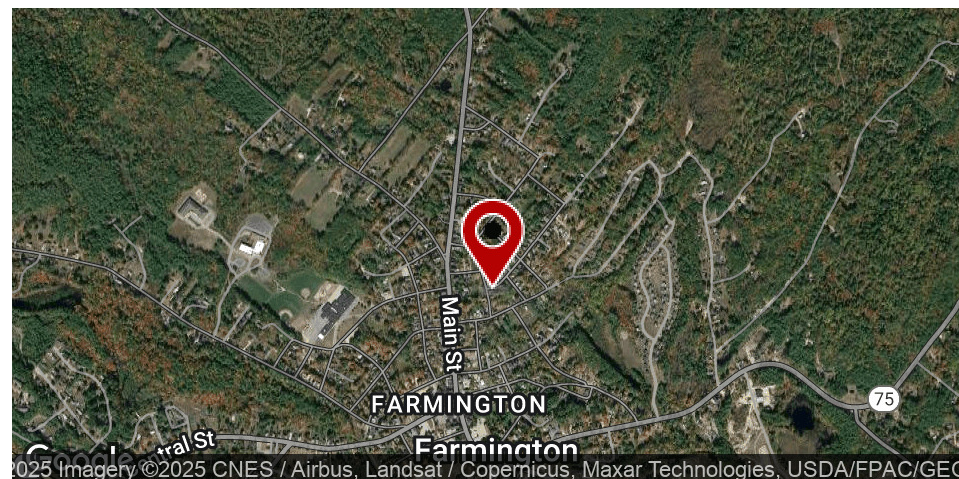


MULTIFAMILY FOR SALE

7-9 GLEN ST. FARMINGTON 2 UNIT

7 Glen Street, Farmington, NH 03835



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Farmington, NH! This property, located at 7 Glen Street, presents a 2,227 SF building consisting of 2 units, perfectly suited for the multifamily/low-rise/garden investor. With a zoning designation of UR Urban Res. and boasting 100% occupancy, this property offers a lucrative investment prospect. Situated in the desirable Farmington area, this meticulously maintained property promises a strong return on investment. Don't miss out on the potential of this well-positioned asset in a high-demand market.

PROPERTY HIGHLIGHTS

- Excellent for an owner occupier

OFFERING SUMMARY

Sale Price:	\$369,000
Number of Units:	2
Lot Size:	0.25 Acres
Building Size:	2,227 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,307	2,760	5,018
Total Population	3,131	6,704	12,284
Average HH Income	\$78,112	\$95,457	\$108,079

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ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

VIKTORIA ALKOVA
Commercial Specialist, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

LISA ALKOVA
Commercial Specialist
O: 508.308.5617
lisa@kwclcg.com
NH #081274

DAVE GARVEY
Managing Director
O: 603.610.8523
dave@kwclcg.com
NH #004637

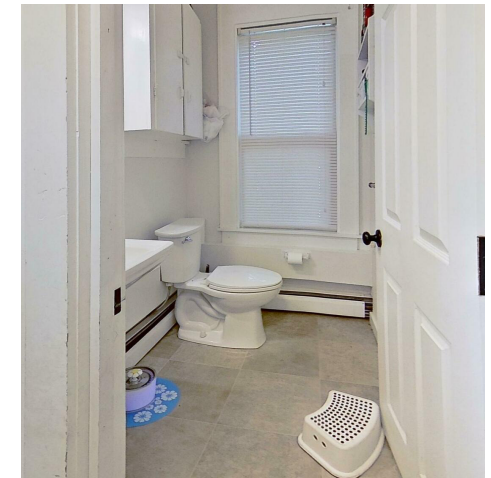
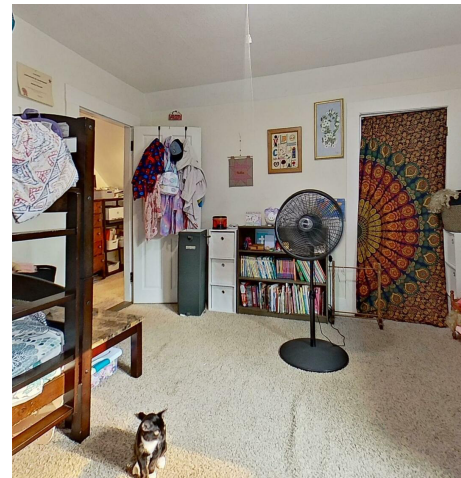
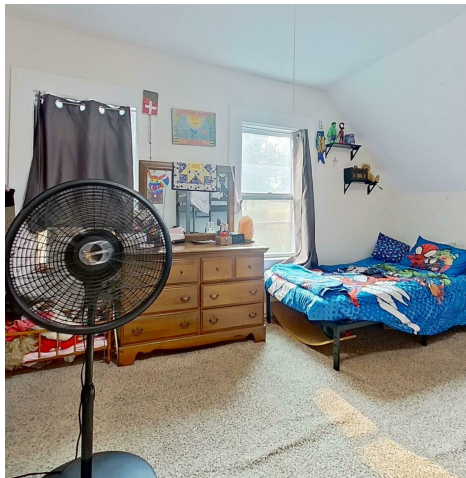
KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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NH #071469

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Commercial Specialist, MiCP
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C: 646.577.1194
viktorija@kwclcg.com
NH #074657

LISA ALKOVA
Commercial Specialist
O: 508.308.5617
lisa@kwclcg.com
NH #081274

DAVE GARVEY
Managing Director
O: 603.610.8523
dave@kwclcg.com
NH #004637

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NH #071469

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Commercial Specialist, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

LISA ALKOVA
Commercial Specialist
O: 508.308.5617
lisa@kwclcg.com
NH #081274

DAVE GARVEY
Managing Director
O: 603.610.8523
dave@kwclcg.com
NH #004637

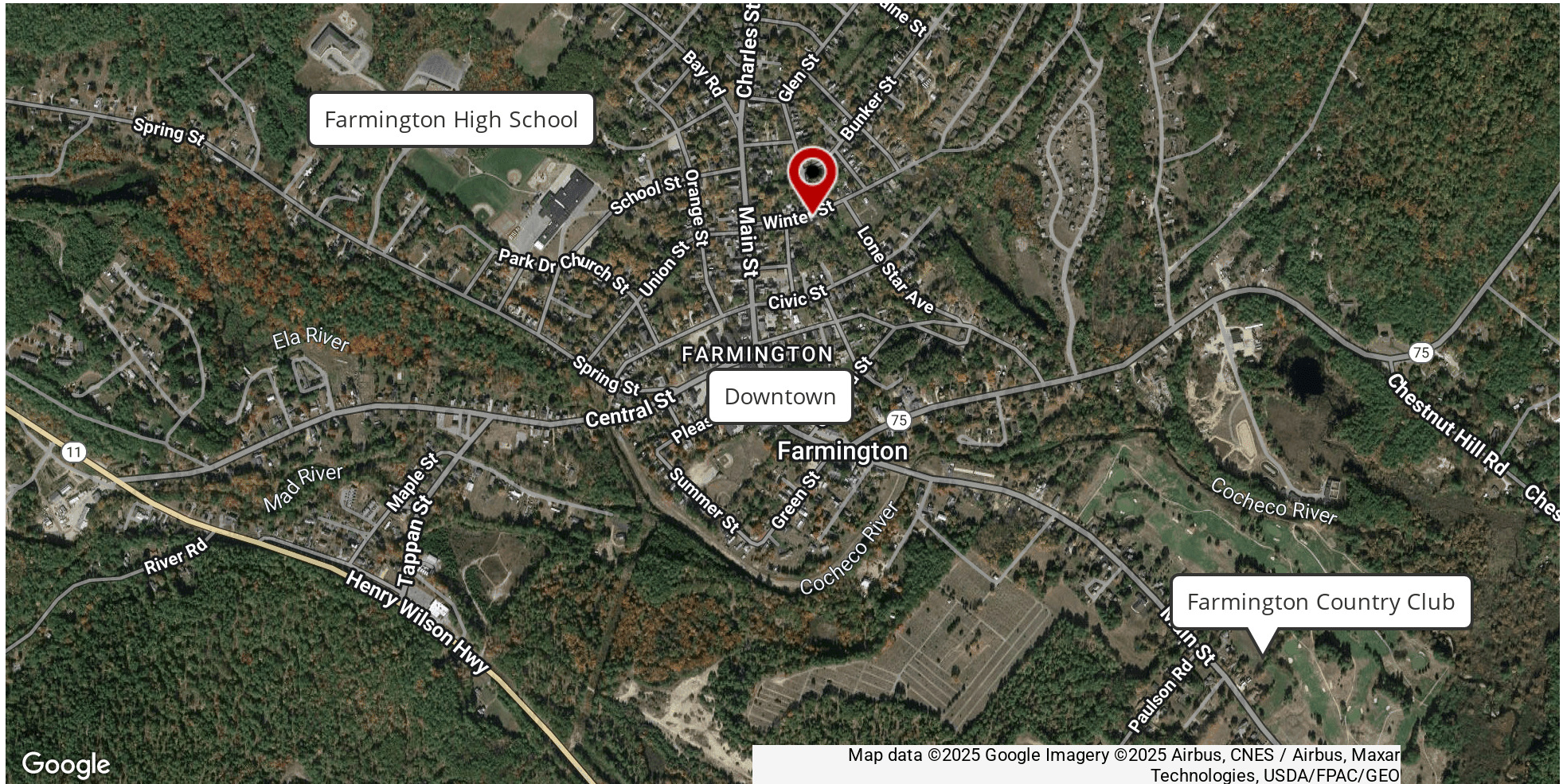
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NH #074657

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Commercial Specialist
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lisa@kwclcg.com
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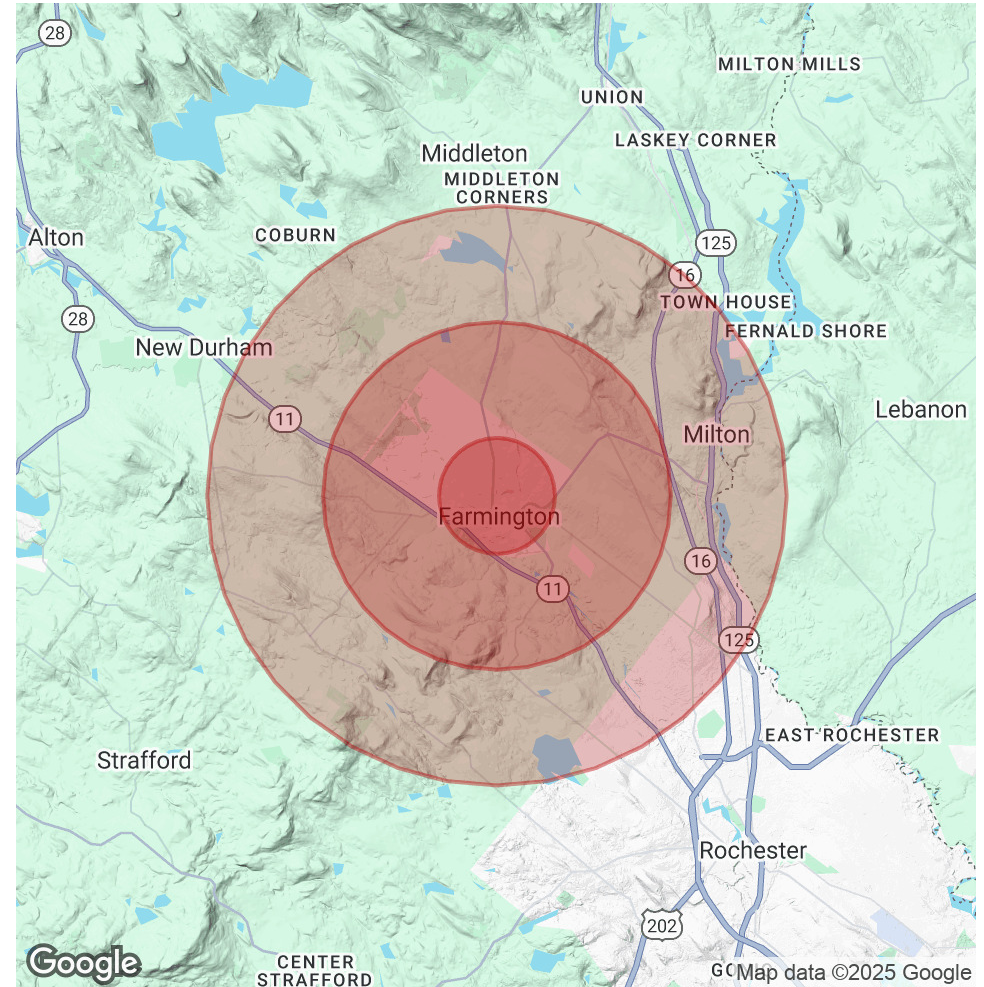
7 Glen Street, Farmington, NH 03835



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,131	6,704	12,284
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,307	2,760	5,018
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,112	\$95,457	\$108,079
Average House Value	\$320,957	\$344,478	\$351,617

Demographics data derived from AlphaMap



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NH #074657

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
7 Glen	2	1	1,111 SF	\$1,200	\$1.08	\$1,500	\$1.35
9 Glen	3	1	1,116 SF	\$1,700	\$1.52	\$2,050	\$1.84
TOTALS			2,227 SF	\$2,900	\$2.60	\$3,550	\$3.19

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NH #074657

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LOCATION DESCRIPTION

Discover the charm of Farmington, NH, a burgeoning town with a rich history and plenty to offer investors. Located near 7-9 Glen St., Farmington, this area boasts a welcoming community atmosphere and a convenient location for multifamily/low-rise/garden investors. Enjoy proximity to amenities such as Farmington Country Club and Farmington Underground, providing recreation and entertainment options for potential tenants. With its picturesque downtown area, scenic nature trails, and access to local schools, the location offers both convenience and desirability. Invest in the future in this promising area, where the property's potential is matched only by the allure of its surroundings.

LOCATION DETAILS

County	Strafford
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small

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ETHAN ASH

Commercial & Investment Specialist, MiCP

Direct: 603.610.8500 x1430 **Cell:** 603.707.2319
ethan.ash@kw.com

NH #071469 // ME #BA920524 MA #9575540



VIKTORIA ALKOVA

Commercial Specialist, MiCP

Direct: 603.610.8500 **Cell:** 646.577.1194
viktoria@kwclcg.com

NH #074657



LISA ALKOVA

Commercial Specialist

Direct: 508.308.5617
lisa@kwclcg.com

NH #081274



DAVE GARVEY

Managing Director

Direct: 603.610.8523 **Cell:** 603.491.2854
dave@kwclcg.com

NH #004637 // ME #BR912042

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