

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

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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 |

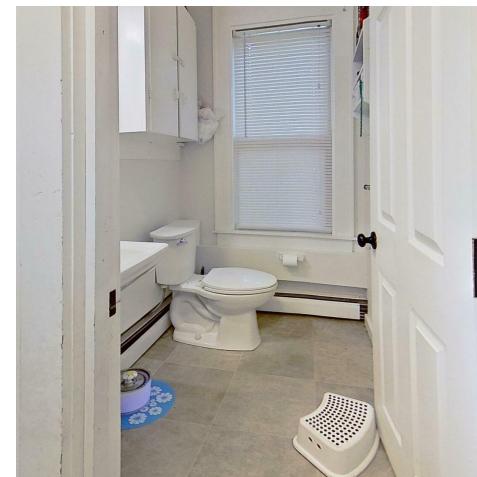
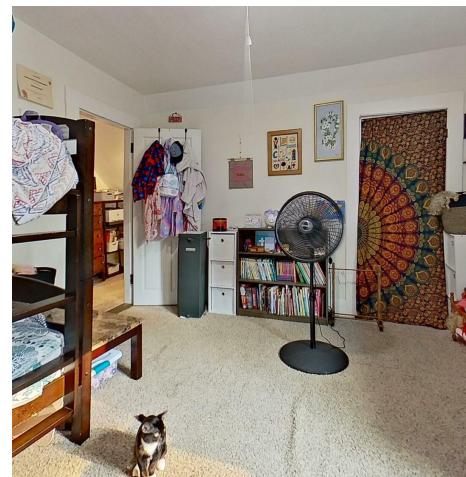
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750 Lafayette Rd.
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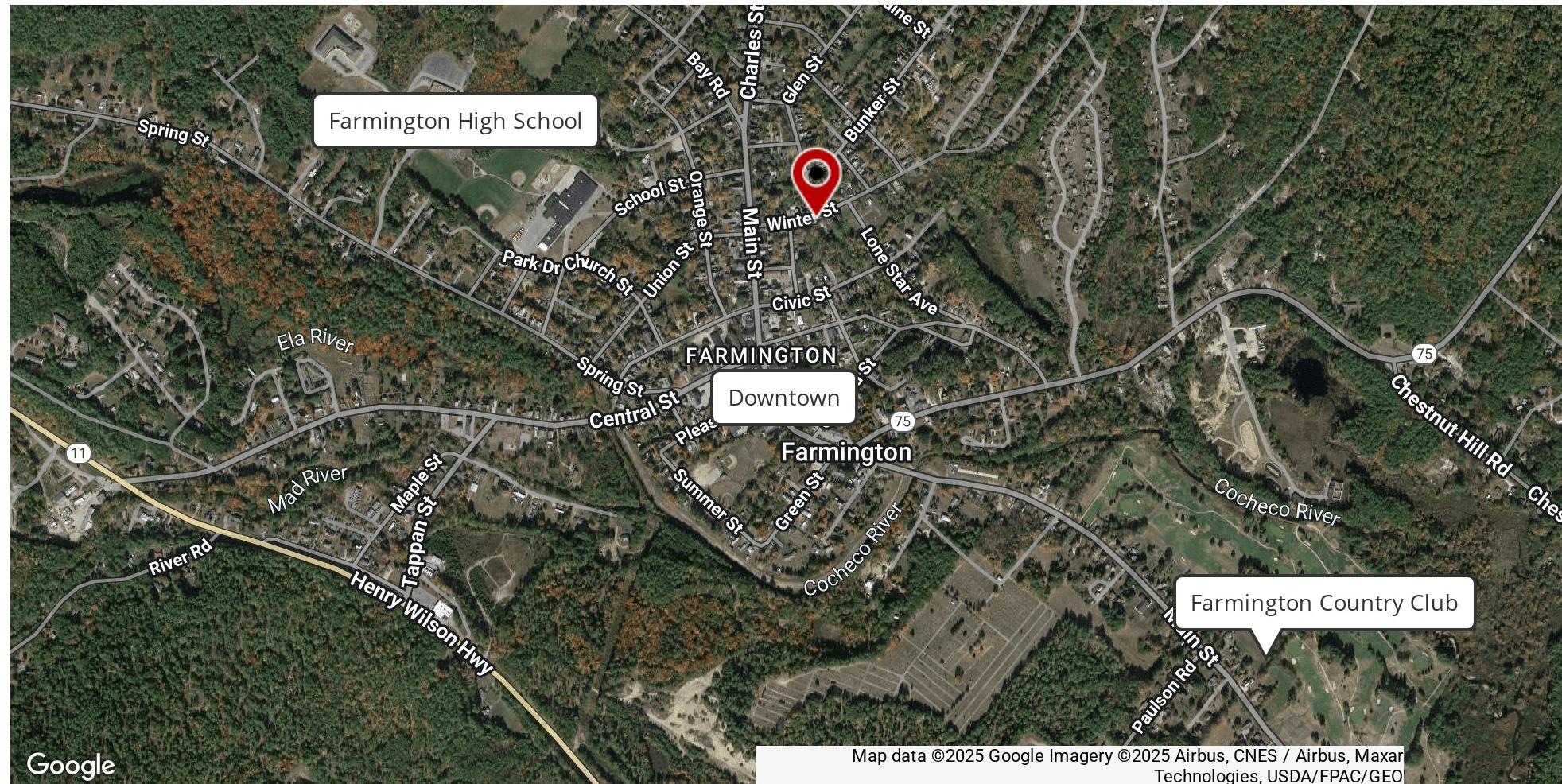
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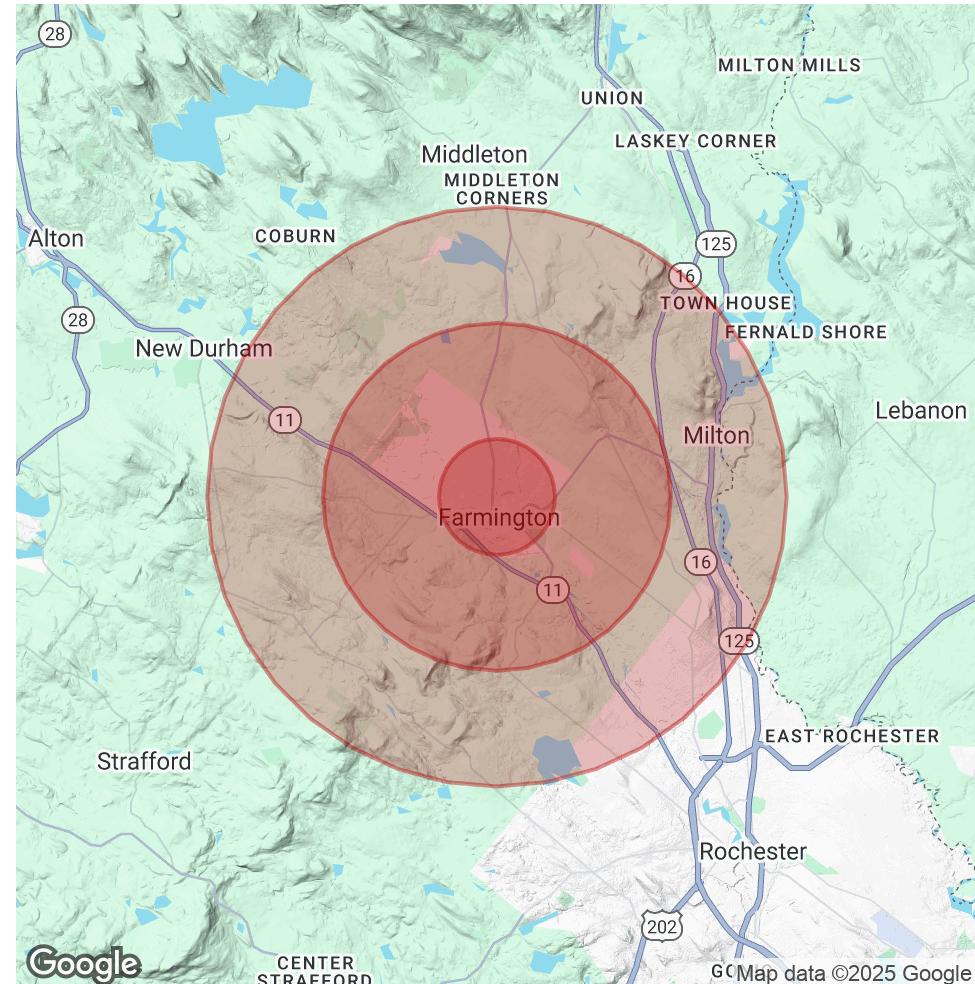
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 3,131 | 6,704 | 12,284 |
| Average Age | 42 | 43 | 44 |
| Average Age (Male) | 41 | 42 | 43 |
| Average Age (Female) | 43 | 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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| 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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