



For Sale

# Income-Producing Professional Office

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## 2 Ash Street Hollis, NH

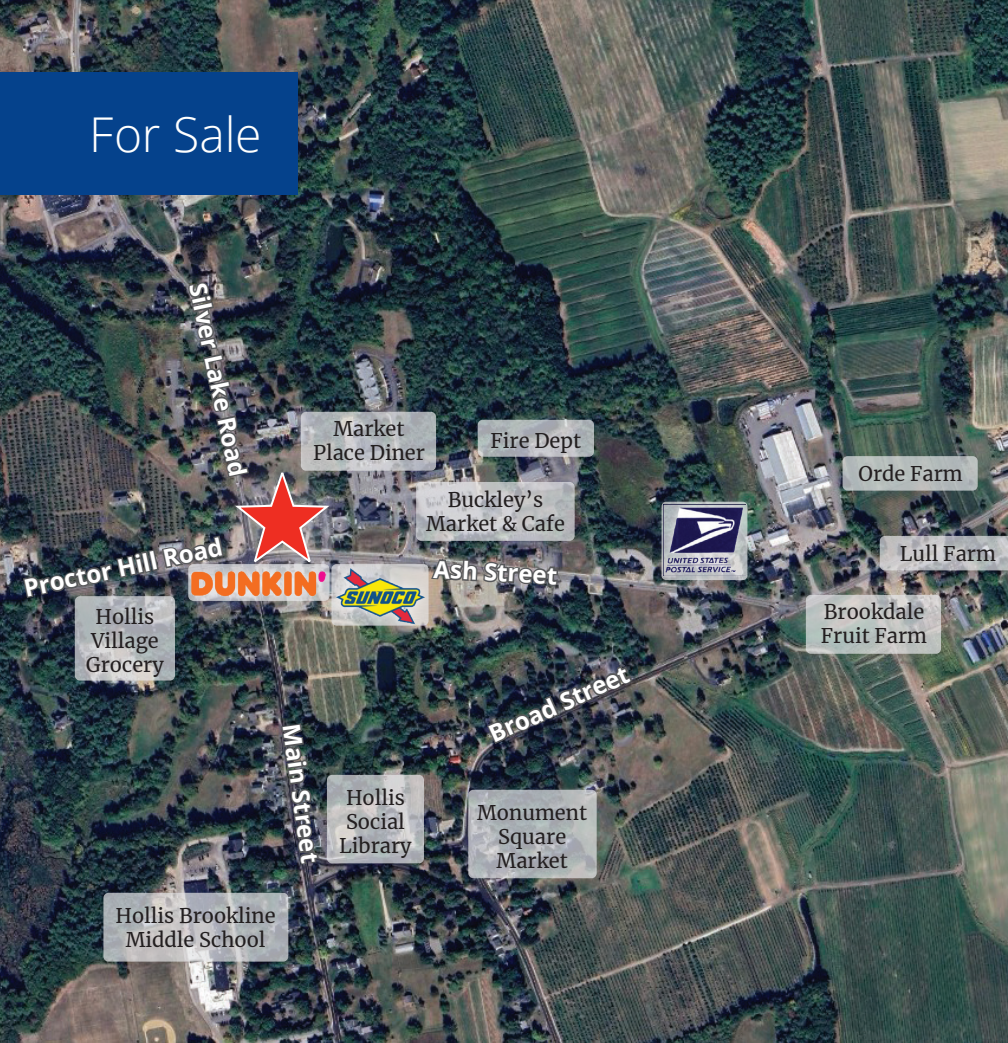
### Property Highlights

- 4,112± SF beautifully preserved historic New England colonial, thoughtfully converted into professional office
- Income-producing opportunity with existing tenants and a flexible floor plan that allows you to scale occupancy over time while benefiting from additional cash flow
- Originally built in 1750 and listed on the National Register of Historic Places, featuring recent renovations that seamlessly blend modern workspaces with classic architectural details
- Excellent visibility with 8,400± AADT per NHDOT 2024
- 437± SF attached, unfinished garage ideal for additional storage
- Ample on-site parking for tenants and clients
- Financials available upon request

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## Specifications

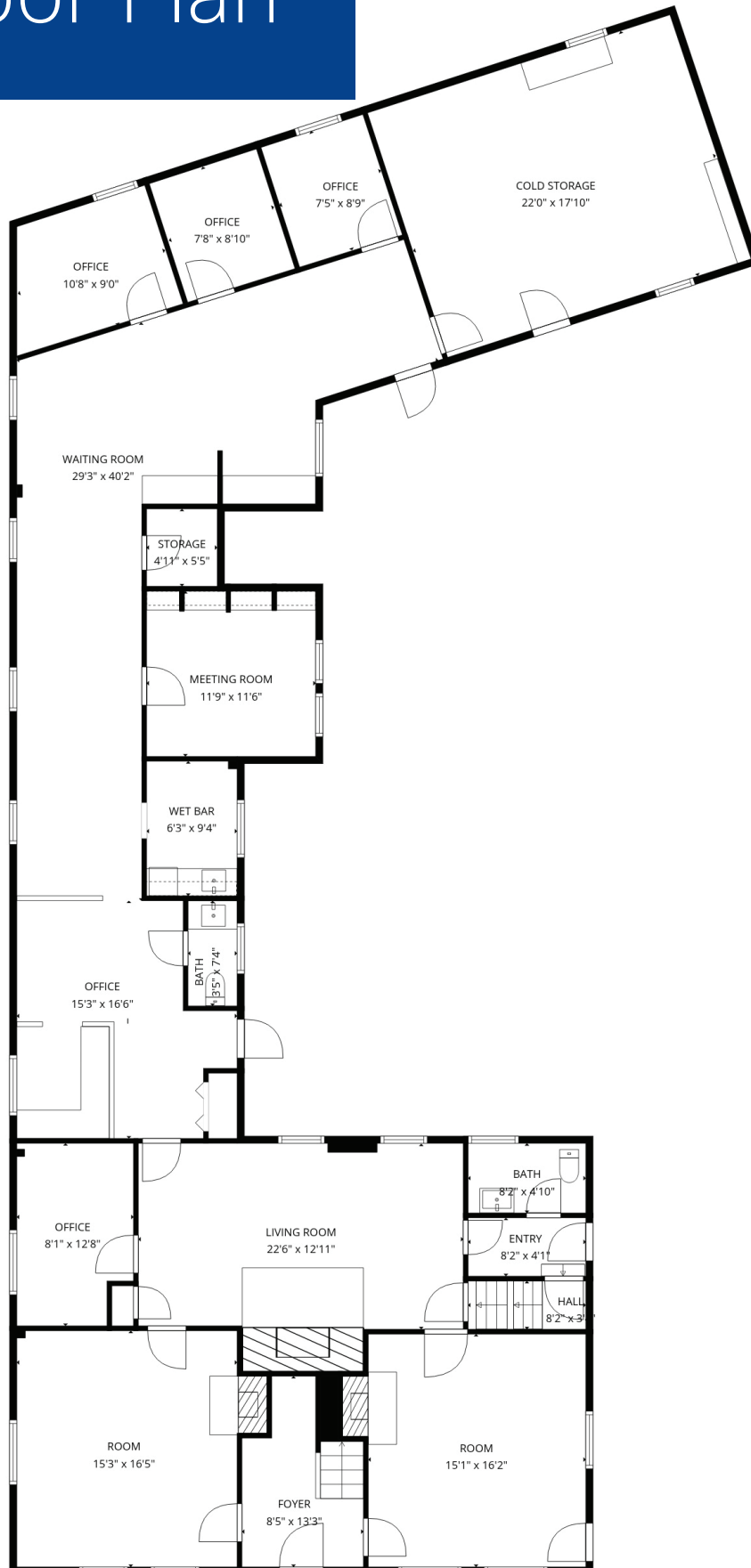
Address:	2 Ash Street
Location:	Hollis, NH 03049
Building Type:	Office
Year Built:	1750
Total Building SF:	4,112±
Floors:	2
Acreage:	0.64±
Road Frontage:	135'± on Ash Street
Traffic Count:	8,392± AADT per NHDOT 2024
Utilities:	Private well water & septic Propane gas
Zoning:	Agricultural/Business (AB)
Parking:	Ample on-site
2024 Taxes:	\$11,434.08
List Price:	\$989,000



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# 1st Floor Plan



# 2nd Floor Plan

