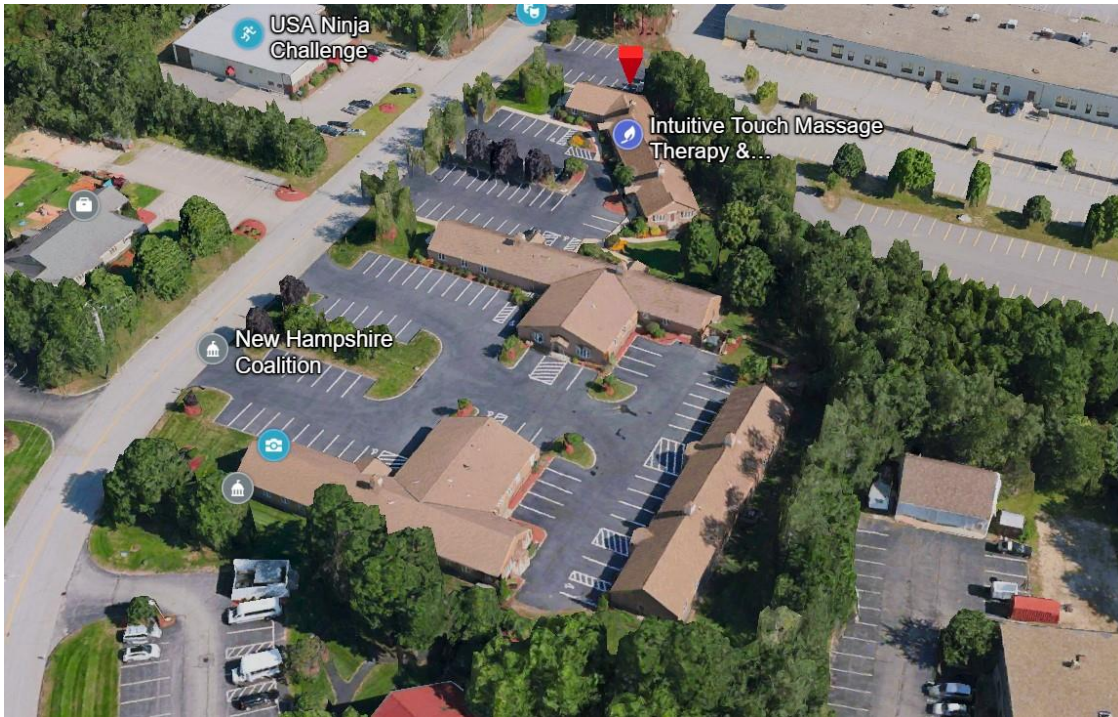


For Sale

**Professional Office Buildings
13-19 Chenell Drive
Concord, NH 03301**



Building Size:

Total Size: 22,843 SF

Bldg. 1: 4,923 SF, Bldg. 2: 7,010 SF

Bldg. 3: 4,350 SF, Bldg. 4: 6,560 SF

Lot Size:

2.95 Acres

Type / Use:

Commercial Office

Zoning:

OFP (Office Park Performance)

Parking:

119 onsite spaces

Sale price:

\$2,300,000.00

Comments:

Beautiful single story four building compound on Chenell Drive. The property is surrounded by well-maintained, upscale, mixed commercial uses that complement each other. Easy access to Route 106 and close to I-93 makes this a desirable location for tenants.



Stebbins Commercial Properties LLC

730 Pine Street

Manchester, NH 03104-03108

P (603) 669-6323 F (603) 622-4556

www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Sale

Professional Office Buildings 13-19 Chenell Drive Concord, NH 03301

Building Data:

Total Building Size:	Bldg. 1: 4,923 SF, Bldg. 2: 7,010 SF Bldg. 3: 4,350 SF, Bldg. 4: 6,560 SF
Type / Use:	Office
Construction Type:	Clapboard
Construction Year:	1995/1996/2001/2001(respectively)
Ceiling Height:	Varies
Windows:	Insulated
Walls:	Painted drywall
Flooring:	Vinyl, carpet
Roof:	Gable/Hip Asphalt

Site Data:

Signage:	On building/Monument/Directory
Lot Size:	2.95 Acres
Frontage:	Chenell Drive
Parking:	119 onsite spaces
Zoning:	OFP
Map & Lot:	621/Z 35/1, 35/2, 35/3, 35/4
Book & Page:	2676/1068

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	Unitil
Lights:	LED, Indirect, Fluorescent
Heating:	Gas/FHA
AC:	Central AC
Alarms:	Yes
Sprinklers:	Yes
Communications:	Comcast

Sale Information:

Sale price:	\$2,300,000.00
Taxes:	\$67,963.00
NOI:	\$159,286.00
Cap Rate:	6.93%



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