

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Income-Producing Medical Condo Portfolio

166 Plaistow Rd Units 1 & 2, Plaistow, NH 03865

Exclusively Represented By:

Turner Brown

Commercial Real Estate Advisor
603 845 2500
turner.brown@verani.com

Kimberly Reagan

Director Commercial Division
603 845 2286
kim.reagan@verani.com

OFFERING MEMORANDUM

Table Of Contents

FOR SALE

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DETAILS & HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
MEET THE TEAM	12

Turner Brown
Commercial Real Estate Advisor
603 845 2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

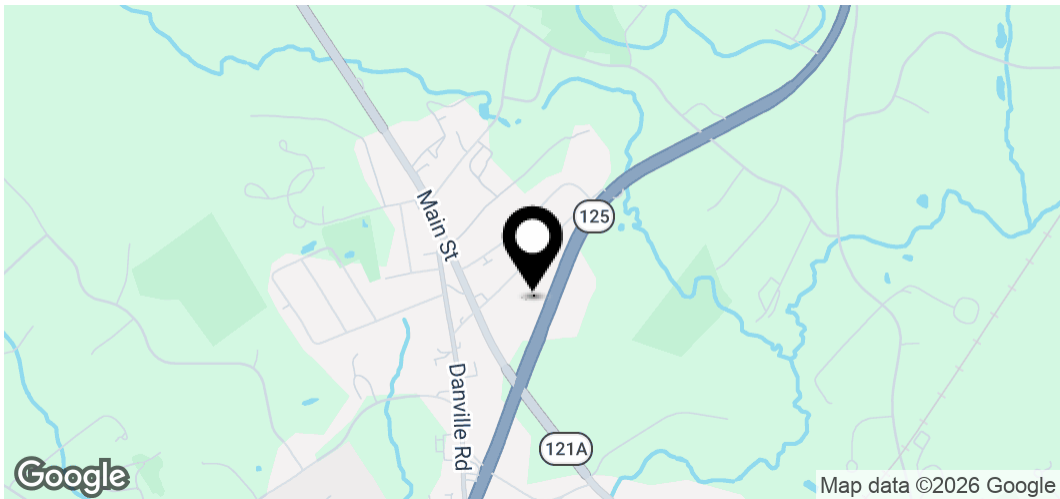


Property Information

Section 1

Executive Summary

FOR SALE



Sale Price	\$900,000
------------	-----------

Offering Summary	
Price	\$900,000
Price per SF	\$194
Occupancy	100%
NOI	\$63,036.00
Cap Rate	7%

Location Overview

Situated on Route 125, a primary regional roadway carrying substantial daily vehicular traffic connecting interior southern New Hampshire directly to Northern Massachusetts. Located less than 3 miles north of the Massachusetts state line, the property benefits heavily from New Hampshire’s tax-free shopping and business environment. This tax structure acts as a major consumer and client magnet for neighboring Massachusetts communities including Haverhill, Methuen, and Lawrence. Positioned just 2.8 miles north of I-495 (Exit 51), providing seamless commuting access to Interstate 93, Route 101, and the greater Boston loop. Conveniently located within a 10–15 minute drive of downtown Haverhill (MBTA Commuter Rail access), Salem, NH, and Atkinson, NH.

Turner Brown
Commercial Real Estate Advisor
603 845 2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)



Property Details & Highlights

FOR SALE

Property Type	Office
Property Subtype	Medical
Unit Size	4,640 SF
Occupancy	100%
Lease term	4+ years with Option
Building Class	B
Year Built	1980
Year Last Renovated	2017
Number of Floors	1
Parking Spaces	105

This property presents a great investment opportunity with potential for premium returns. Attractive to 1031 participants and investors seeking consistent, hands-off income returns. This listing features two medical office-condos totaling 4,640 +/- with a prime location in Plaistow. Built in 1980 and thoughtfully renovated in 2017, it offers modern amenities suitable for a variety of professional uses. Zoned C-3, this property ensures versatility and potential for the discerning investor. With 100% single-tenant occupancy, this investment promises immediate returns. The added advantage of highway and transit connectivity, including Interstate 495 access, further enhances the appeal of this property. Don't miss the chance to acquire a prestigious and fully occupied medical office condo space in a thriving area.



Turner Brown
Commercial Real Estate Advisor
603 845 2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES | **VERANI**
REALTY



Additional Photos

FOR SALE



Turner Brown
Commercial Real Estate Advisor
603 845 2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **VERANI
REALTY**

 **COMMERCIAL DIVISION™**

Location Information

Section 2

Retailer Map

FOR SALE



Turner Brown
Commercial Real Estate Advisor
603.845.2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603.845.2286
kim.reagan@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

BERKSHIRE HATHAWAY
HOMESERVICES

VERANI REALTY

 **COMMERCIAL DIVISION™**

Location Map

FOR SALE



Turner Brown
Commercial Real Estate Advisor
603.845.2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603.845.2286
kim.reagan@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | VERANI
REALTY

 **COMMERCIAL DIVISION™**

Demographics

Section 3

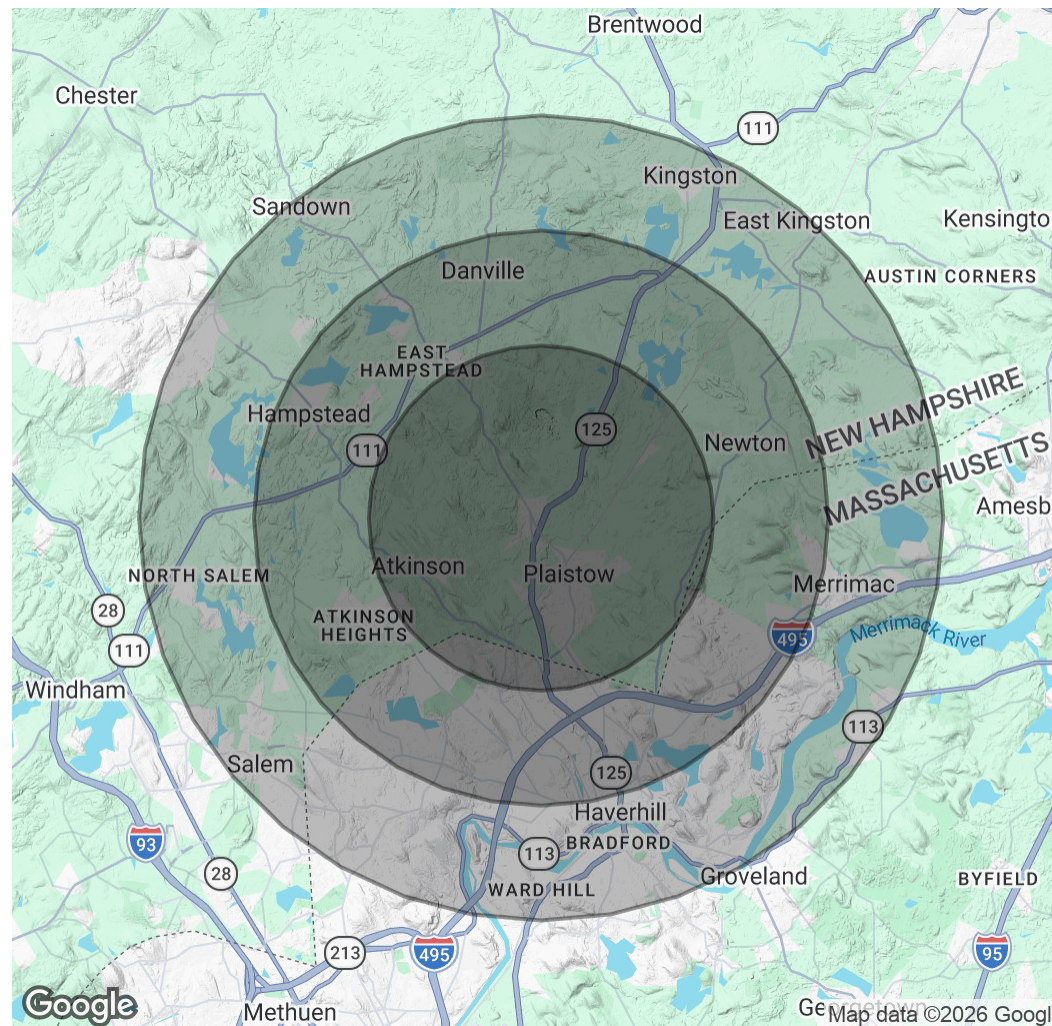
Demographics Map & Report

FOR SALE

Population	3 Miles	5 Miles	7 Miles
Total Population	17,627	61,125	133,342
Average Age	45.2	44	43.4
Average Age (Male)	45.2	43.5	42.6
Average Age (Female)	44.6	44.2	44

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	7,015	23,675	52,602
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$144,653	\$130,446	\$126,017
Average House Value	\$465,979	\$470,219	\$470,703

2023 American Community Survey (ACS)



Turner Brown
Commercial Real Estate Advisor
603 845 2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | VERANI
REALTY

 **COMMERCIAL DIVISION™**

Meet The Team

FOR SALE



Turner Brown

Commercial Real Estate Advisor

Direct: 603.845.2500 **Cell:** 603.714.9081
turner.brown@verani.com

NH #0075531



Kimberly Reagan

Director Commercial Division

Direct: 603.845.2286 **Cell:** 603.418.5503
kim.reagan@verani.com

NH #067557 // MA #9574862 VT #081.0134322 ME #BR928874

Turner Brown
Commercial Real Estate Advisor
603 845 2500
turner.brown@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

