

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY

# Professional Office Condo

50 Nashua Rd Ste 303, Londonderry, NH 03053

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OFFERING MEMORANDUM

# Table Of Contents

FOR SALE

## Table Of Contents

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
REGIONAL MAP	7
DEMOGRAPHICS MAP & REPORT	8
MEET THE TEAM	9

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Property Overview

Along the Nashua Road commercial corridor, this office condominium sits in a well-kept professional campus with easy access, shared parking, and a layout that supports a range of small professional users. The interior has seen meaningful updates, including new flooring, refreshed bathrooms, a modernized kitchenette, updated lighting, and recent paint throughout. A new high-efficiency furnace and 3-ton A/C condenser, along with a newer water heater, add to the property's ease of ownership. With three private offices, a conference room, reception, and flexible work areas, the space offers a clean and ready-to-use environment minutes from I-93, Exit 4.

Offering Summary

Sale Price:	\$265,000
Condo Square Footage:	+/- 1,544 SF

Demographics	5 Miles	7 Miles	10 Miles
Total Households	25,302	42,047	127,219
Total Population	66,355	110,746	318,619
Average HH Income	\$149,301	\$154,565	\$130,564

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# Property Description

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## Property Description

Beyond its layout and location, the unit benefits from steady investment in building systems and finishes, giving future owners confidence in predictable operating costs and reduced near-term capital needs. The professionally managed condominium association handles exterior maintenance, landscaping, and snow removal, creating a low-maintenance ownership structure. Combined with low annual taxes and recent interior improvements, the suite offers a practical option for owner-users seeking control over their workspace or investors looking for a stabilized office asset in a consistently active commercial corridor.

## Location Description

Nashua Road is one of Londonderry's main connectors, and this office is right in that network with quick access to I-93. Nearby businesses, services, and everyday stops make it an easy fit for teams who want convenience without the congestion of a major retail center.

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# Complete Highlights

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## Property Highlights

- Office condo within a well-maintained professional campus on Nashua Road (Route 102).
- Easy access to I-93, Exit 4, connecting Londonderry with Derry, Manchester, and Nashua.
- Interior layout includes three private offices, a conference room, a reception area, and four additional workspaces created with semi-permanent partitions.
- Two updated bathrooms with new fixtures and a convenient kitchenette.
- Move-in-ready environment with a flexible layout suited to small, focused professional practices.
- Ample shared on-site parking within a quiet, professional setting.
- Ideal for therapists, accountants, insurance professionals, or small administrative teams seeking a turnkey setup.
- Close to everyday retail, medical offices, cafés, banking, and service businesses along Route 102.
- Elevator-served building offering comfortable access for staff and clients.
- Condo association handles exterior maintenance, landscaping, and snow removal.

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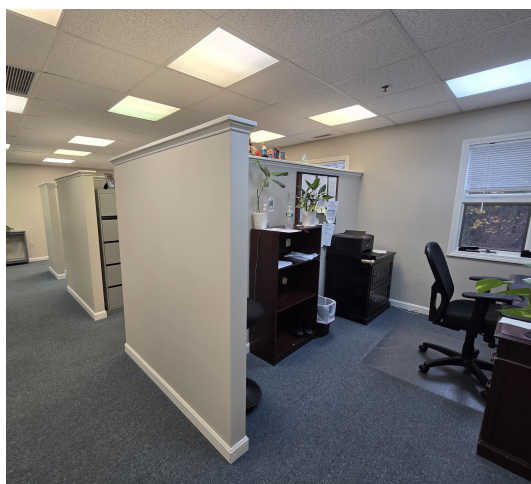
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# Additional Photos

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# Regional Map

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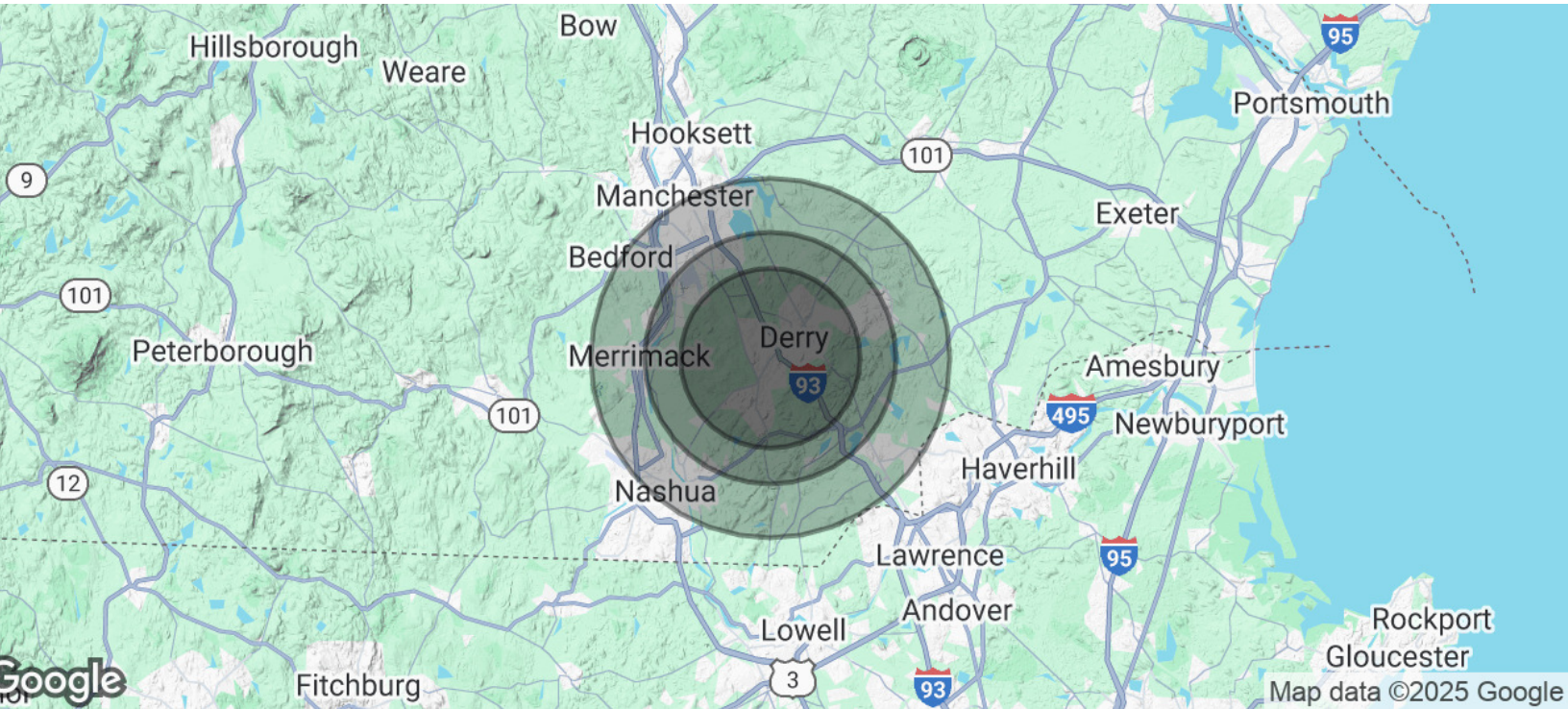
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# Demographics Map & Report

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Population	5 Miles	7 Miles	10 Miles
Total Population	66,355	110,746	318,619
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

Households & Income	5 Miles	7 Miles	10 Miles
Total Households	25,302	42,047	127,219
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$149,301	\$154,565	\$130,564
Average House Value	\$500,677	\$517,502	\$461,551

Demographics data derived from AlphaMap

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## Professional Background

Joseph D. Gagnon is a commercial real estate advisor with Berkshire Hathaway HomeServices Verani Realty, specializing in representing investors, business owners, and property owners throughout New Hampshire. With a resourceful, client-first approach, Joseph brings a strong background in business development, negotiation, and market strategy to every transaction. His focus on clear communication, actionable insights, and diligent follow-through ensures clients can make smart, confident decisions in a competitive real estate environment.

Drawing on local expertise and a strong regional network, Joseph provides value at every stage of the process—from positioning assets for maximum exposure to navigating complex deal structures. His commitment to professionalism, responsiveness, and results-driven service has made him a trusted partner for owners and users alike across a wide range of commercial property types.

## Memberships

NHCIBOR, NHREIA

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