

# For Sale

**Office/Redevelopment  
103 North State Street  
Concord, NH 03301**



**Building Size:** 10,261 SF over three (3) levels

**Lot Size:** .47 Acres

**Zoning:** CVP

**Parking:** 27 onsite spaces  
(two handicapped spaces)

**Sale price:** \$1,410,000.00

**Comments:** Efficient office w/multiple private offices, conference & training rooms, full kitchen & break rooms, laundry, six bathrooms, and wheelchair lift to first floor from lobby. Plenty of storage in lower level. Onsite shed for snow and landscaping equipment.



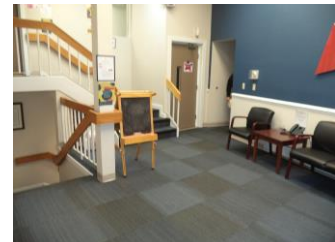
**Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
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**Concord, NH 03301**



## Building Data:

Total Building Size:	10,261 SF
Type / Use:	Office
Construction Type:	Brick Masonry, Vinyl Siding
Construction Year:	1964 with recent additions and upgrades
Ceiling Height:	8' Textured acoustical ceilings
Windows:	Thermal pane
Walls:	Painted Drywall
Flooring:	Carpet squares
Roof:	Flat rubber membrane with asphalt shingle
Special Features/ Composition:	Large 20-30 person training room See floor plan attached

## Site Data:

Signage:	Sign in front of building
Lot Size:	.47 Acres
Frontage:	On North State Street
Parking:	27 onsite spaces (2 handicapped spaces)
Zoning:	CVP
Map & Lot:	6414/Z1
Book & Page:	2962/0288

## Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	240 v 200 amp 3 phase
Lights:	Fluorescent
Heating:	Gas FHW and Oil steam
AC:	Window and wall units
Alarms:	No
Sprinklers:	Yes
Communications:	Comcast

## Sale Information:

Sale price:	\$1,410,000.00
Taxes:	\$ 27,830.00 (estimated)



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