

# SIGNIFICANT PRICE ADJUSTMENT - NOW \$699,000!

## 7,235±. FT. | UNIQUE OFFICE/FLEX FOR SALE

### 807 NH-RT 3A, BOW, NH



FOR SALE | \$699,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY

One Verani Way  
Londonderry, NH 03053  
o. 603-845-2500

[www.veranicommercial.com](http://www.veranicommercial.com)

 COMMERCIAL DIVISION™



**JAY LEE**  
Senior Advisor  
c. 603.582.9700  
[jay.lee@verani.com](mailto:jay.lee@verani.com)



**ANDY LEVY**  
Senior Manager, Retail  
c. 603.493.1007  
[andy.levy@verani.com](mailto:andy.levy@verani.com)

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## OFFERING SUMMARY



Endless possibilities for this versatile office/retail/flex 7,235 sf building on 2.02 acres with over 50 parking spaces. This property offers potential uses for the owner/user or investor to own a stand-alone 5,782 sf office/retail and 1,453 sf warehouse/storage space (walk-out lower level) with a 10x8 drive-in door. It consists of numerous offices, multiple work and retail display areas, breakroom with kitchen, conference room, and 5 Individual bathrooms. The well-maintained building is serviced by private water, private sewer (1,500-gallon tank), and Natural gas.

Excellent location, on Rt 3A, 1 mile to I-89 (Bow Junction), 1.5 miles to I-93 (Exit 12), 3.0 miles to Concord Airport.

ASKING PRICE:	\$699,000
UNIT SIZE:	7,235 sf
YEAR BUILT:	1960
LOT SIZE:	2.02 acres
ZONING:	C (Commercial)



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# AERIAL GIS MAP



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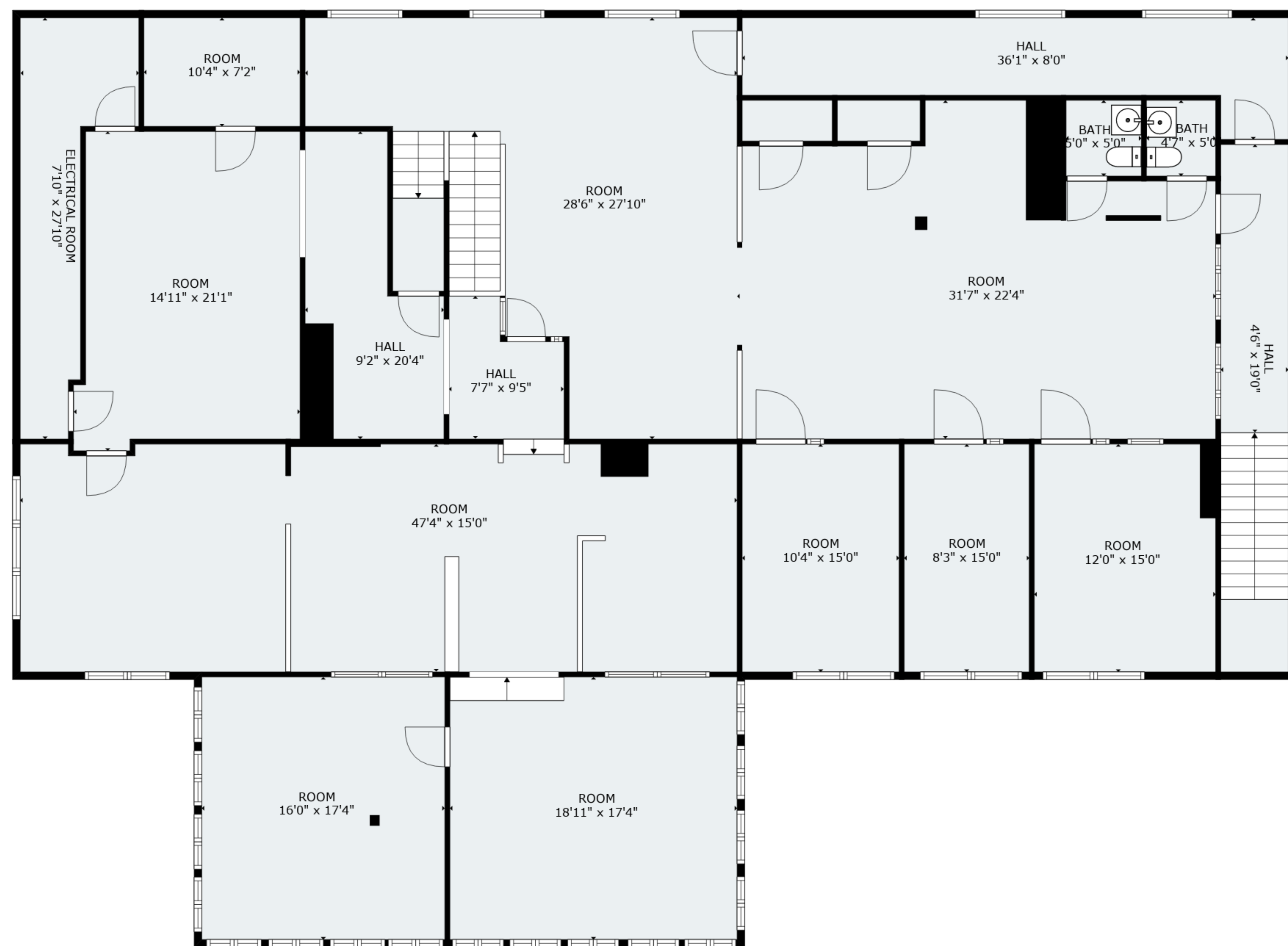
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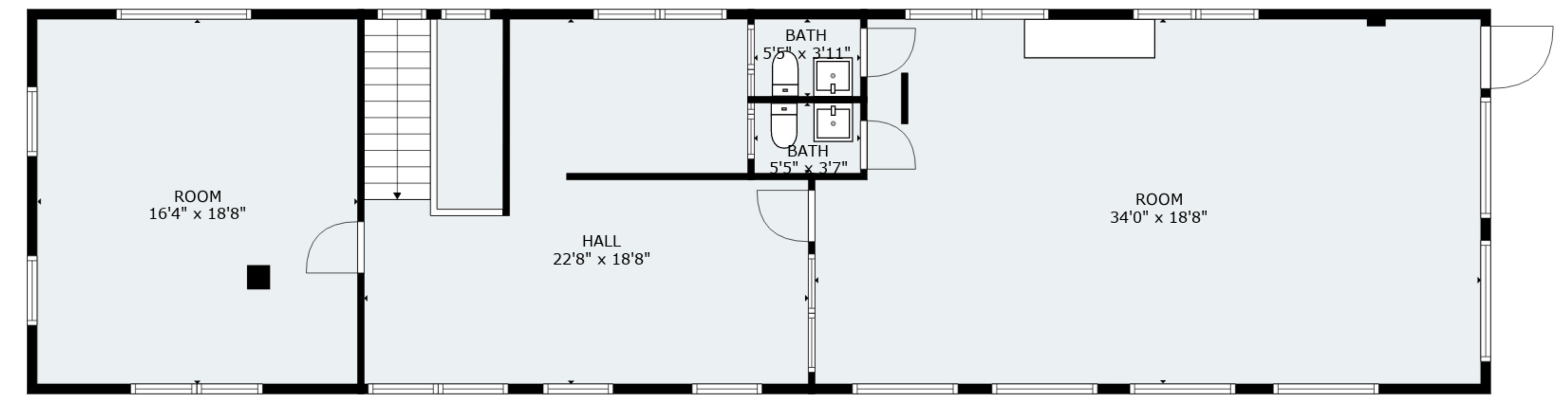
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FLOOR 2



FLOOR 1

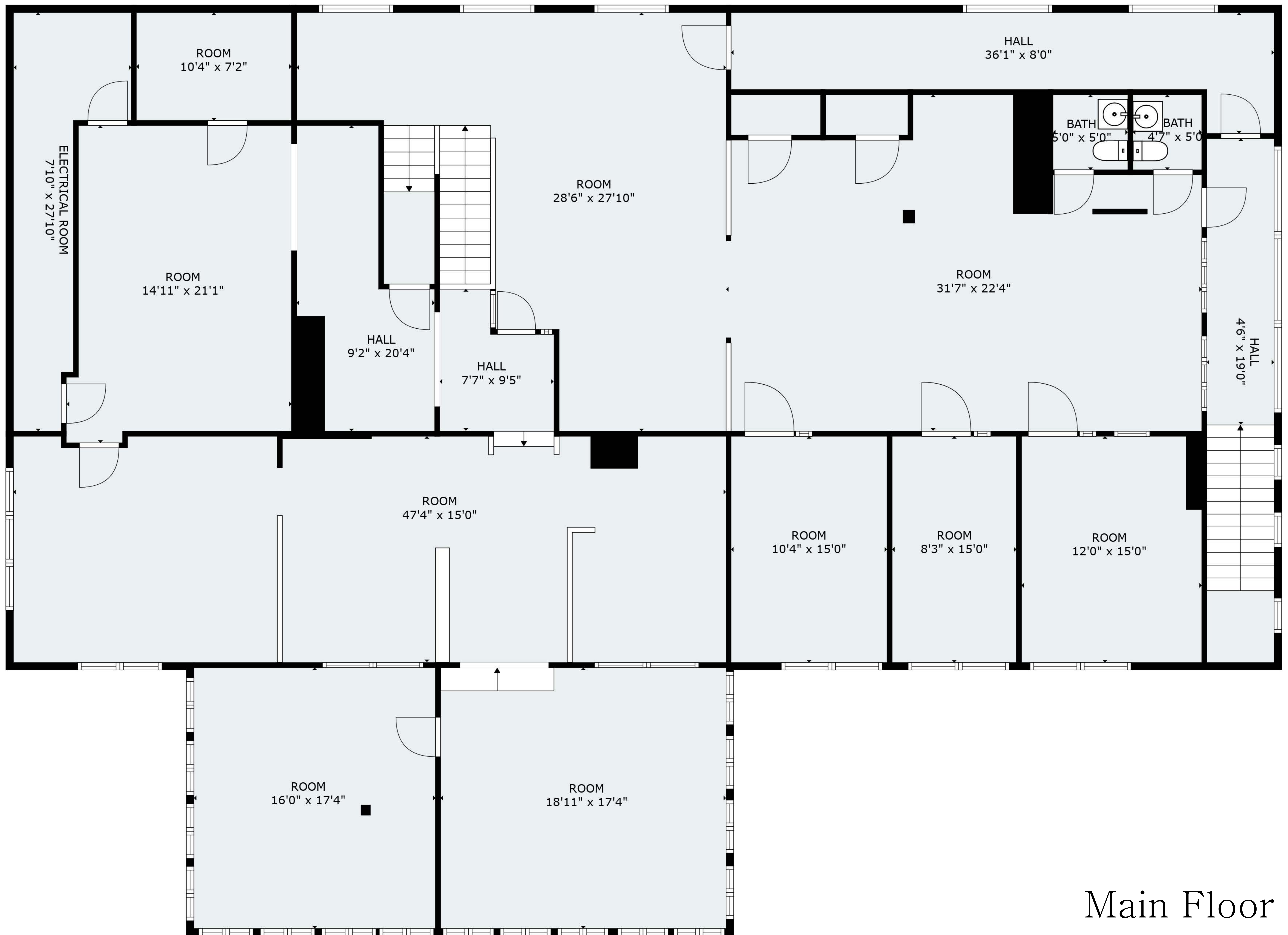


FLOOR 3

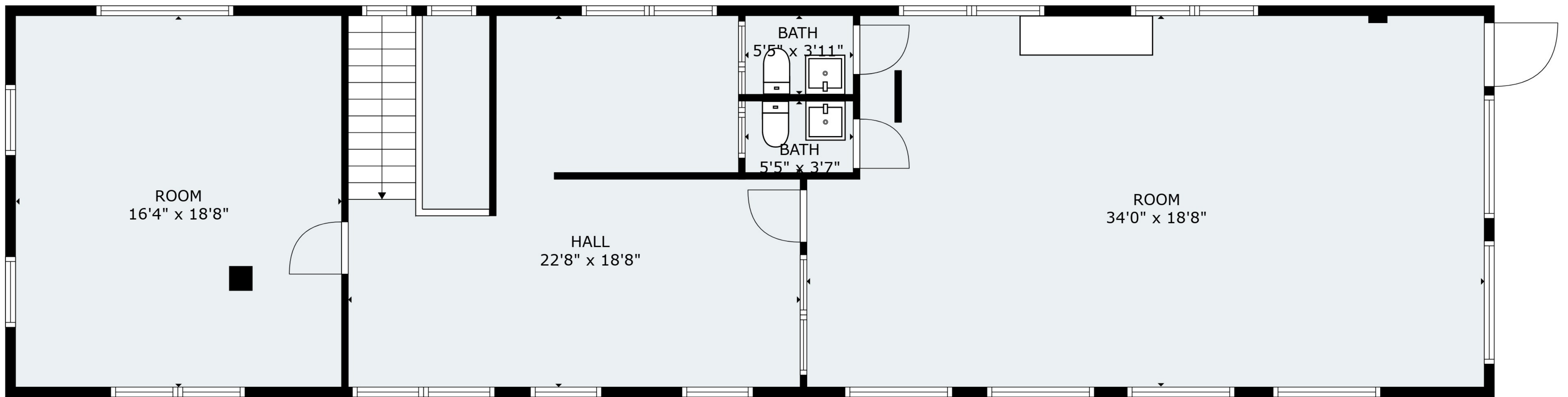
Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



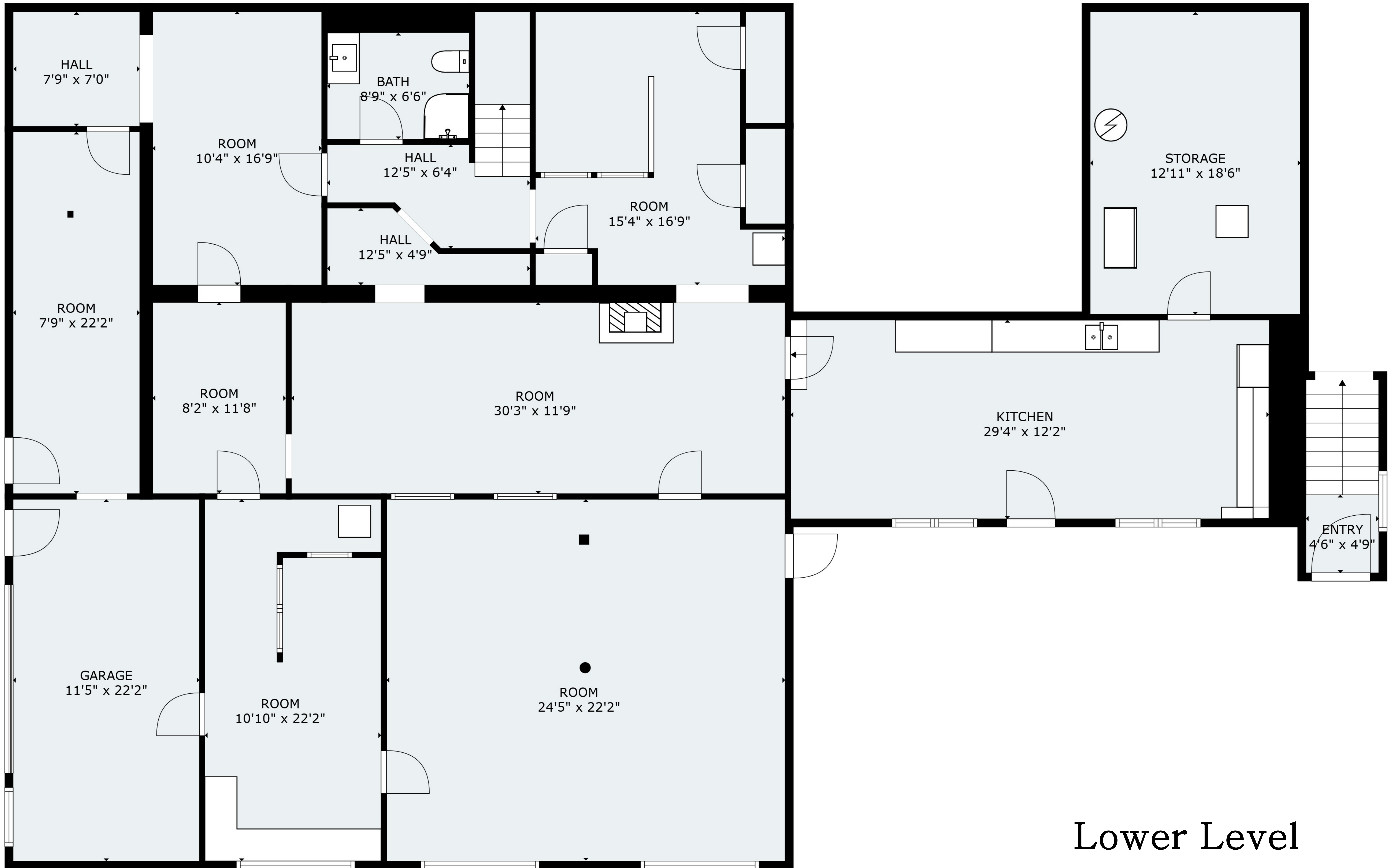




Main Floor



2nd Floor



Lower Level