

For Sale

**Medical Office Condominium
17A Tatro Drive #201
Goffstown, NH 03045**



Available Space:	6,064 SF (plan attached)
Type/Use:	Office/Medical
Zoning:	CIFZ
Parking:	45 onsite spaces
Sale Price:	\$2,353,000.00 (absolute net lease in place thru 6/30/30 with Manchester Health Services, an HCA subsidiary.
Comments:	Well maintained, efficient medical office space complete with reception, spacious waiting room, doctor offices, multiple exam rooms, lab and employee breakroom. Owner prefers property be sold with 5 Warren Street, Concord, NH.



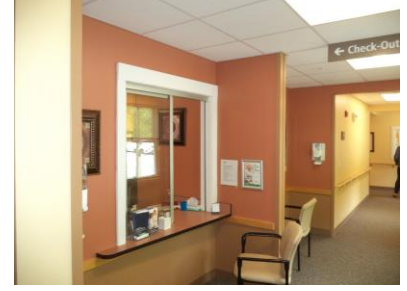
Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
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Building Data:

Available Space:	6,064 SF
Type / Use:	Office/Medical
Year Built:	2010
Construction Type:	Vinyl Siding
Ceiling Height:	12'
Windows:	Thermal Pane
Walls:	Drywall
Flooring:	Carpet/Vinyl
Roof:	Asphalt shingle 2010
Composition:	See floor plan

Site Data:

Signage:	Large directory sign
Lot Size:	2.67 Acres
Frontage:	Off of Tatro Drive
Parking:	45 Onsite spaces
Zoning:	CIFZ

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	120/208v Single phase
Lights:	LED
Heating:	Forced Air
AC:	Central
Alarms:	Yes
Sprinklers:	Yes wet
Communications:	Comcast

Sale Information:

Sale price:	\$2,353,000.00
Taxes:	\$37,453.00 (paid by Tenant)
Condo Fee	\$2,814.00/Month (paid by Tenant)
NOI:	\$167,688.00 (July 1, 2026)
Cap Rate:	7.13%



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