

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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www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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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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