

## MULTIFAMILY FOR SALE

# 7-9 GLEN ST. FARMINGTON 2 UNIT

7 Glen Street, Farmington, NH 03835



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Farmington, NH! This property, located at 7 Glen Street, presents a 2,227 SF building consisting of 2 units, perfectly suited for the multifamily/low-rise/garden investor. With a zoning designation of UR Urban Res. and boasting 100% occupancy, this property offers a lucrative investment prospect. Situated in the desirable Farmington area, this meticulously maintained property promises a strong return on investment. Don't miss out on the potential of this well-positioned asset in a high-demand market.

All showings and visits must be accompanied by agent.

#### PROPERTY HIGHLIGHTS

- Excellent for an owner occupier
- 2 detached units on a single lot
- Great rental history

#### OFFERING SUMMARY

Sale Price:	\$336,000
Number of Units:	2
Lot Size:	0.25 Acres
Building Size:	2,227 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,307	2,760	5,018
Total Population	3,131	6,704	12,284
Average HH Income	\$78,112	\$95,457	\$108,079

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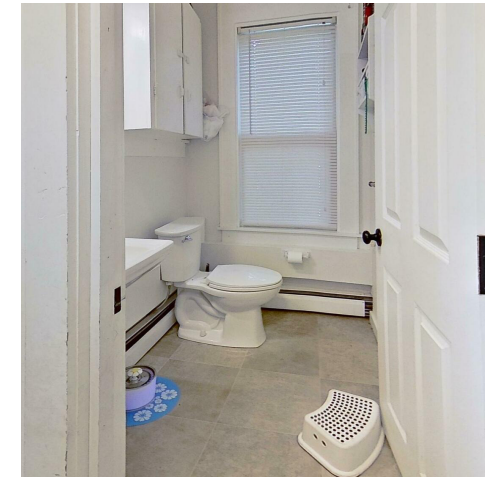
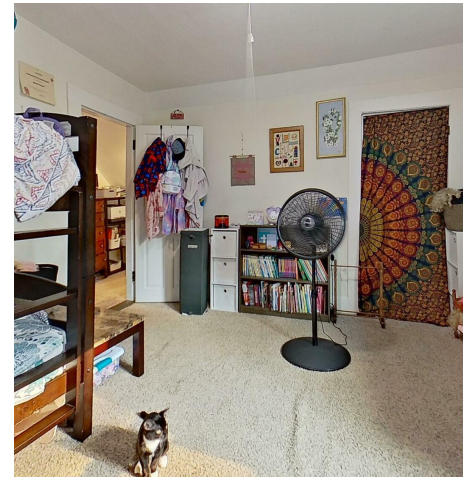
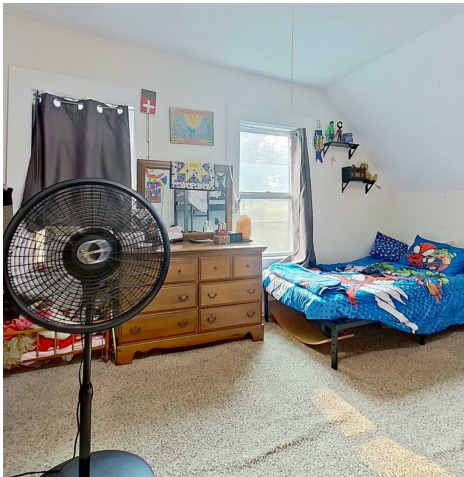
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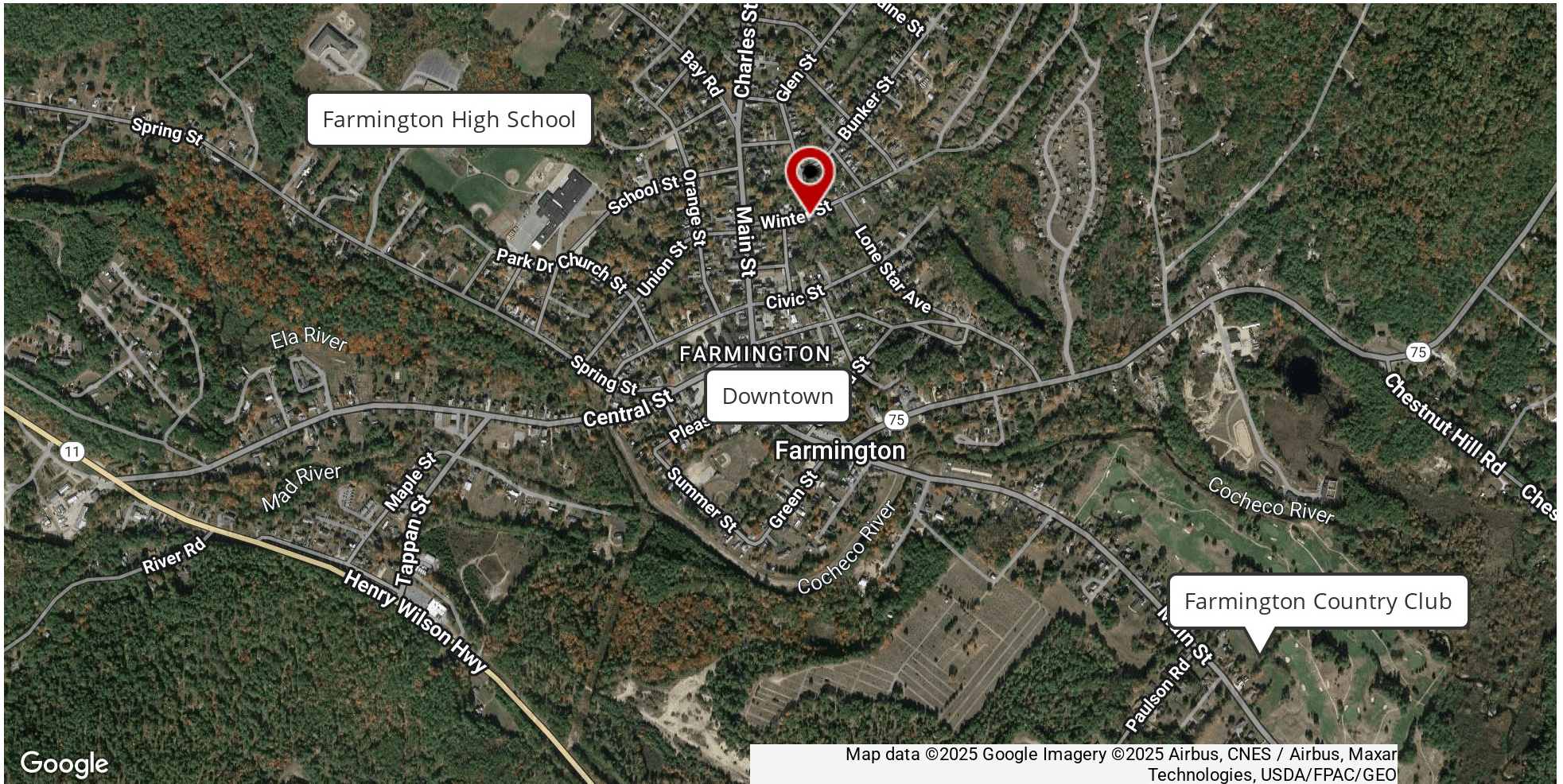
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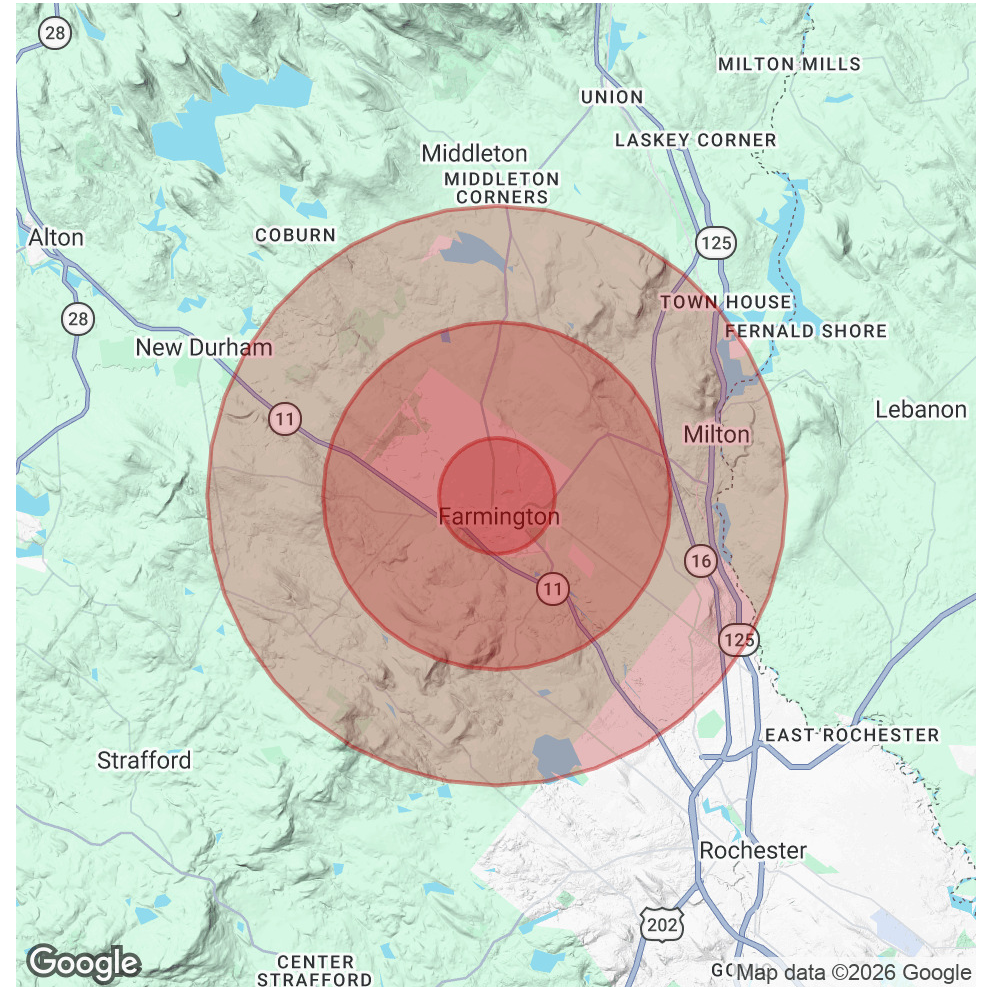
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,131	6,704	12,284
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,307	2,760	5,018
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,112	\$95,457	\$108,079
Average House Value	\$320,957	\$344,478	\$351,617

Demographics data derived from AlphaMap



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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
7 Glen	2	1	1,111 SF	\$1,200	\$1.08	\$1,500	\$1.35
9 Glen	3	1	1,116 SF	\$1,700	\$1.52	\$2,050	\$1.84
<b>TOTALS</b>			<b>2,227 SF</b>	<b>\$2,900</b>	<b>\$2.60</b>	<b>\$3,550</b>	<b>\$3.19</b>

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### LOCATION DESCRIPTION

Discover the charm of Farmington, NH, a burgeoning town with a rich history and plenty to offer investors. Located near 7-9 Glen St., Farmington, this area boasts a welcoming community atmosphere and a convenient location for multifamily/low-rise/garden investors. Enjoy proximity to amenities such as Farmington Country Club and Farmington Underground, providing recreation and entertainment options for potential tenants. With its picturesque downtown area, scenic nature trails, and access to local schools, the location offers both convenience and desirability. Invest in the future in this promising area, where the property's potential is matched only by the allure of its surroundings.

### LOCATION DETAILS

County	Strafford
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small



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