



For Sale

100% Leased Investment

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Property listed
and managed by



175 Canal Street, Suite 401
Manchester, NH 03101
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288 Route 101 Bedford, NH

Property Highlights

- Fully leased 14,000± SF commercial office building on 1.5± acres with 175' of frontage along busy Route 101
- Professionally managed with ample parking and significant signage via large pylon sign, ensuring maximum exposure for tenants
- Attractive stucco exterior and an expansive window line that provides abundant natural light, creating a welcoming and bright environment
- Nearby Hannaford Supermarket, Walgreens, Primary Bank, Goedecke Decorating, Bedford Fields, and more
- Tremendous east/west highway access and located less than 5 miles from Exit 12 off the Everett Turnpike and I-293, making it convenient for commuters and customers alike

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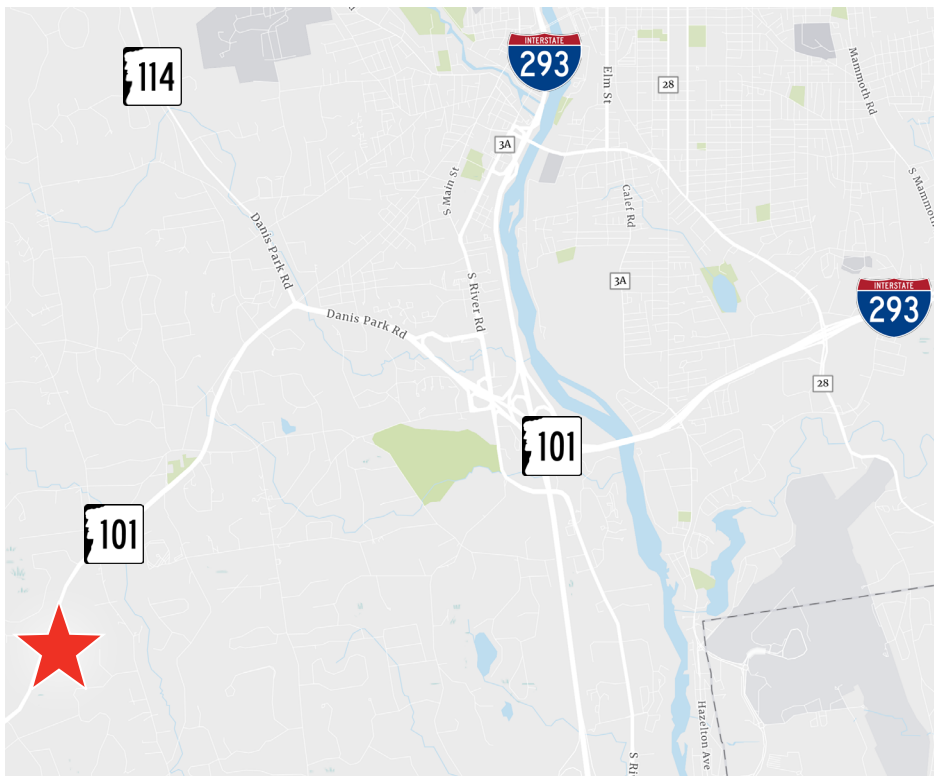
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Specifications

Address:	288 Route 101
Location:	Bedford, NH 03110
Building Type:	Office
Year Built:	1986
Total Building SF:	14,000±
Floors:	2
Acreage:	1.5±
Utilities:	Private water & sewer LP gas
Zoning:	CO-Commercial
Parking:	Ample
Road Frontage:	175'
2023 Taxes:	\$17,196
List Price:	\$1,850,000

Submit NDA for Offering Memorandum

Locator Map



Contact us:

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Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **288 Route 101, Bedford, NH**.

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **Two Italian Girls, LLC** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **Two Italian Girls, LLC**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

Signature

Date

Name (typed or printed)

Address (typed or printed)

