

Office Condo For Sale



Concord Commercial Consulting LLC

2 1/2 Beacon Street, Ste. 159 Concord, NH 03301 | 603-225-3200

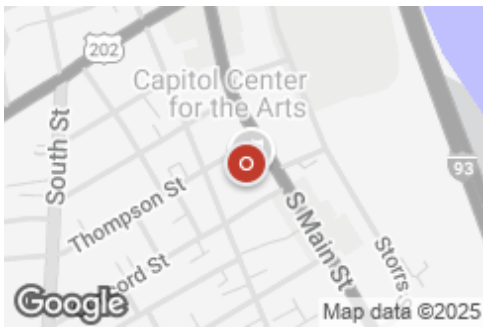
Main Street Condo For Sale -Concord NH (...)

Office: General Condo For Sale

Prepared on May 30, 2025

1 of 1 Listings

46 S. Main Street, Concord, NH, 03301



Listing Details | Office Condo For Sale

Suite	6
Condo	Yes
Total Available Space	1,086 SF
Asking Price	\$185,000
Listing Price Per SF	\$170.35
Cap Rate (Actual)	-
Investment	Yes
Show Instructions	Call broker
Financing Avail.	Yes

Vacant	No
Available Date	Now
Days On Market	1 day
Date Listed	5/29/2025
Last Modified	5/29/2025
Listing ID	42690905
Condo Fee Desc.	\$505.56/month
Parking Spaces	-

Description

Concord NH Office Condo for Sale – Unit 6

Downtown Main Street Condo with old world craftsmanship, and high end woodwork

Unit 6, 1086+/- SF, is located on the 2nd floor (stairs & elevator) and has 4 offices. 1 allocated parking space in front of the building as well as visitor spaces. Two TAW tenants. Seller financing offered.

46 South Main Street Condominium is a highly regarded and well-maintained brick property located right next to the Capital Center for the Arts and centrally located in Concord’s desirable South Main Street. The 3-story brick property with 7 units has an impressive entrance, beautiful craftsmanship, high end woodwork and ADA access via an elevator. The building is professionally managed and nicely maintained. The condo fee of \$505.56/month covers exterior and common area maintenance and landscaping, association expenses, landscaping and master insurance.

Property Features

Location Details

Address	46 S. Main Street, Concord, NH, 03301	Parcels	2146
Zoning	CBP - CENTRAL BUSINESS PERFORMA...	Name	46 South Main St, Concord, Nh
County	Merrimack	Nearest MSA	Concord

Building Details

Sub Type	General	Building Class	A
Building Status	Existing	Parking Spaces	-
Building Size	21,564 SF	Parking Ratio	-
Land Size	0.43 Acres / 18,887 SF	Elevators	1
Number of Buildings	1	Condominiumized	Yes
Number of Floors	3	Water	Yes
Year Built	1925	Sanitary Sewer	Yes
Primary Constr. Type	Masonry	Natural Gas	Yes
Occupancy Type	Single Tenant	Rail Service	No

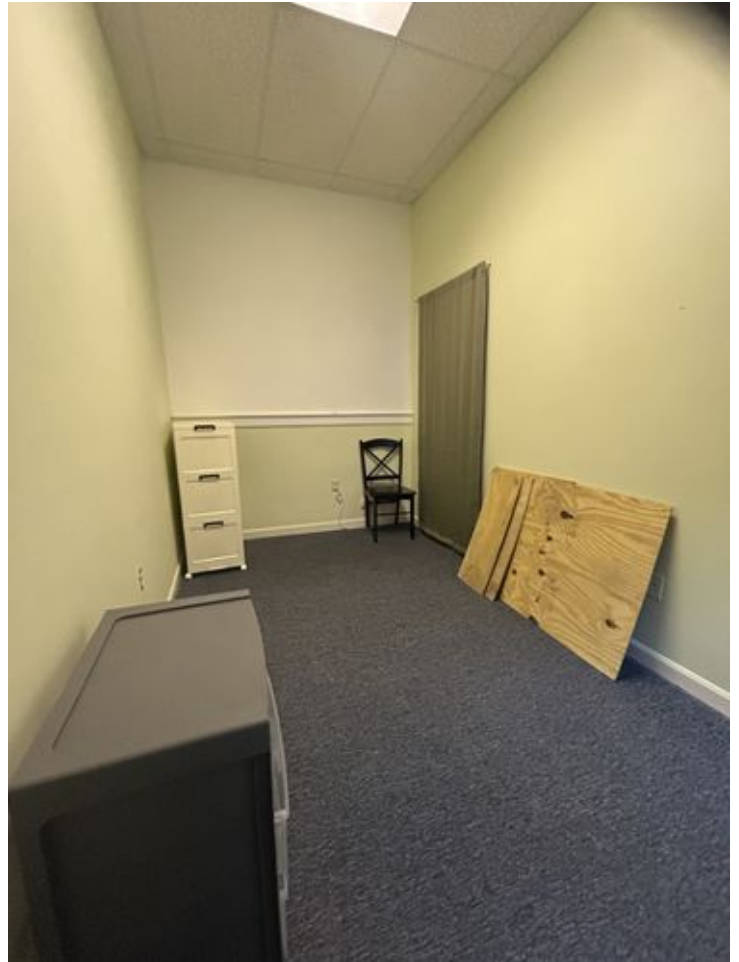
Property Listings

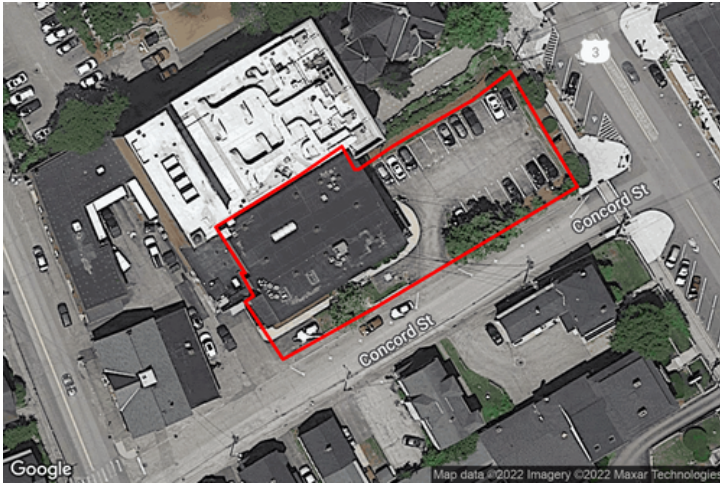
1 Listing | 1,086 SF | \$185,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	Yes	Office	6	1,086 SF	\$185,000	Now

Additional Photos









Contact



Brenda Litchfield, CCIM
603-731-5000
Brenda@concordcommercial.biz



Concord Commercial Consulting LLC