



For Sale

# Downtown Professional Office

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## 48 Pleasant Street Concord, NH

### Property Highlights

- Two-story 3,748± SF Victorian residence thoughtfully converted for professional office use, blending historic character with modern functionality
- Mix of private offices, reception area, conference rooms, kitchen, private restrooms, and an enclosed porch on the 2nd floor
- Features include built-in cabinetry, elegant marble fireplaces, and a curved staircase
- Ideally located just steps from downtown Concord, within walking distance to the State House, restaurants, cafés, and shopping
- Easy access to I-93 and I-89, making it convenient for both clients and employees
- Seller financing available

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## Specifications

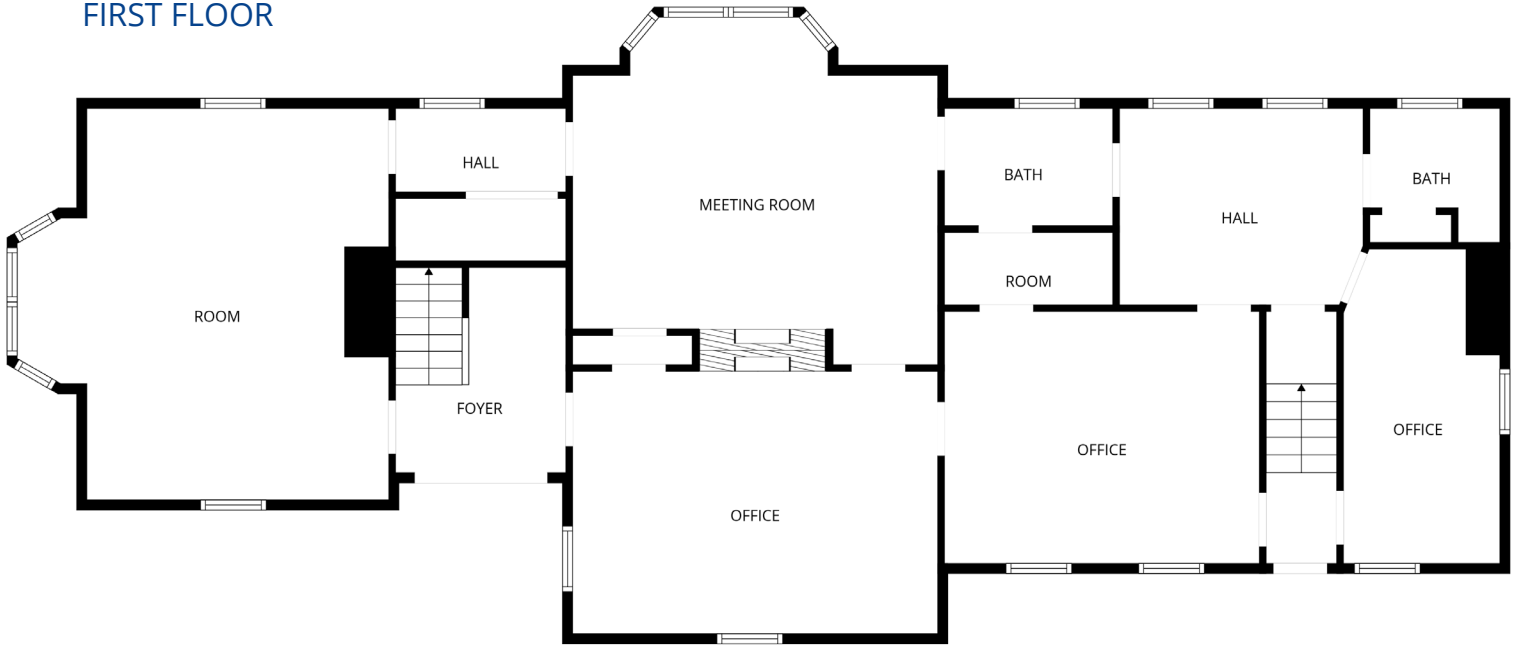
Address:	48 Pleasant Street
Location:	Concord, NH 03031
Building Type:	Office
Year Built:	1870
Total Building SF:	3,748±
Floors:	2
Acreage:	0.24±
Road Frontage:	50'± on Pleasant Street
Utilities:	Municipal water & sewer Forced hot water/steam
Zoning:	Civic Performance District (CVP)
Parking:	6± on-site spaces
2024 Taxes:	\$12,972.76
Accessibility:	Easy access to I-93 & I-89 and walkable to all downtown amenities such as restaurants, cafés, shops, and more
List Price:	\$725,000; Seller financing available



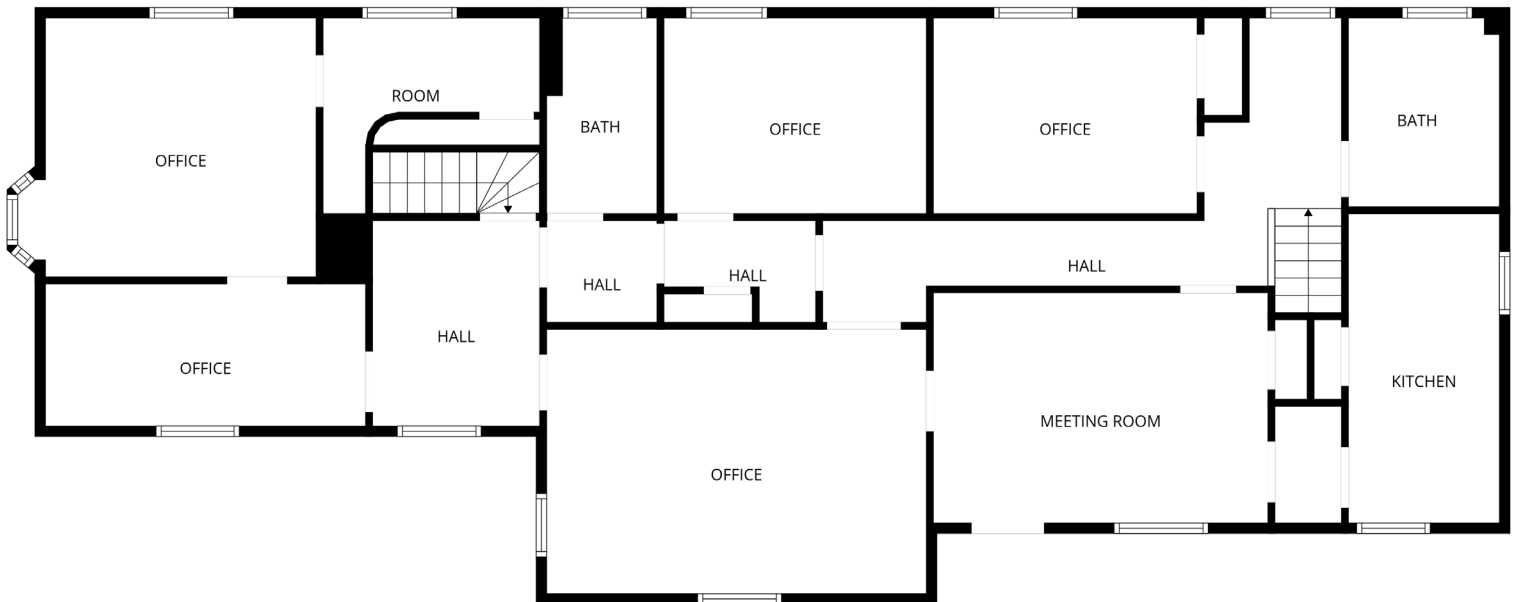
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# Floor Plans\*

## FIRST FLOOR



## SECOND FLOOR



\*Not to scale