

# CONDO FOR SALE IN PENACOOK, NH

## 347 A Village Street, Penacook, Concord, NH 03303

Listing ID: 30847280  
Status: Active  
Property Type: Office For Sale  
Office Type: Executive Suites, Governmental  
Size: 3,781 SF  
Sale Price: \$249,900  
Unit Price: \$66.09 PSF  
Sale Terms: Cash to Seller



### Overview/Comments

Condo for sale consisting of 3,781 +/- SF plus 1/2 Tenant in Common basement and land. The unfinished basement is 1,849 +/- SF.

The 1st Floor entry area is 90 SF.

Seller paid gas heat in the amount of \$1,079.58 for one year, water/sewer of \$202.43 for one year and 1/2 of the snowplowing of \$650 for the past season.

There is currently a Tenant leasing 2,393 +/- SF - AML Partners. AML Partners uses a great deal of electric with their servers and they pay the electric bill. There is only one electric bill the the floor. Tenant pays \$2,898.87 per month plus electric and heat. Tenant has been leasing for several years - currently under a lease until May 31, 2024.

There is also a Dentist who owns a condo and the Dentist pays for heat in the basement.

The condo was apartments in the 1980's and the condo could sell for residential use.

The vacant space has 5 private offices with windows and a kitchenette and an abandoned bathroom which could still be usable. There is beautiful trim throughout out all the space.

The natural gas heat is FHA. The roof is Tar & Gravel.

### More Information Online

<https://www.newenglandcommercialproperty.com/listing/30847280>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Concord	Zoning:	CBP
Tax ID/APN:	1412/P 44/ 1/B/	Property Use Type:	Investment, Vacant/Owner-User
Is Condo?:	Yes	Building Name:	The Fifield Block Condo Association
Office Type:	Executive Suites, Governmental, High-Tech, Institutional, Medical, Mixed Use, Flex Space, Research & Development, Other	Building/Unit Size (RSF):	3,781 SF
		Sale Terms:	Cash to Seller

### Area & Location

Property Visibility: Good  
Highway Access: Minutes off of the highway.  
Site Description: Lovely downtown Penacook.

### Building Related

Total Number of Buildings:	1	Construction/Siding:	Brick
Number of Stories:	2	Parking Description:	There is free off-site parking outside the building and 8 parking spaces to the rear of the building.
Year Built:	1904	Passenger Elevators:	0
Year Renovated:	2020	Freight Elevators:	0
Roof Type:	Other		

Heat Type:	Natural Gas	Air Conditioning:	Engineered System
Heat Source:	Central	Interior Description:	Several private offices

### Land Related

Zoning Description:	Many uses included in the CBP zone to include but limited to medical, office, residential condo, service and sales of goods.	Sewer Type:	Municipal
Water Service:	Municipal	Land Ownership:	,16 acres in common

### Financials

Finance Data Year:	2023
Real Estate Taxes - Annual(\$):	\$7,937 (Annual)

### Location

Address:	347 A Village Street, Penacook, Concord, NH 03303
County:	Merrimack
MSA:	Concord



### Property Images



ACROSS THE STREET



CORRIDOR



EXT VIEW OF RIVER



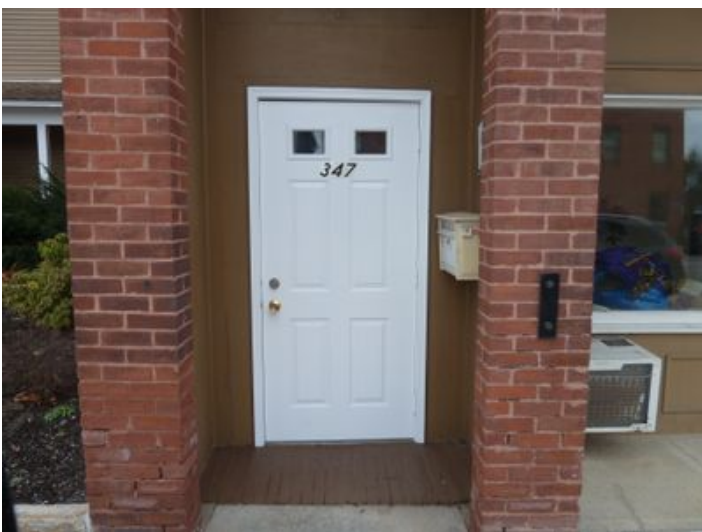
SIDE VIEW OF BLDG



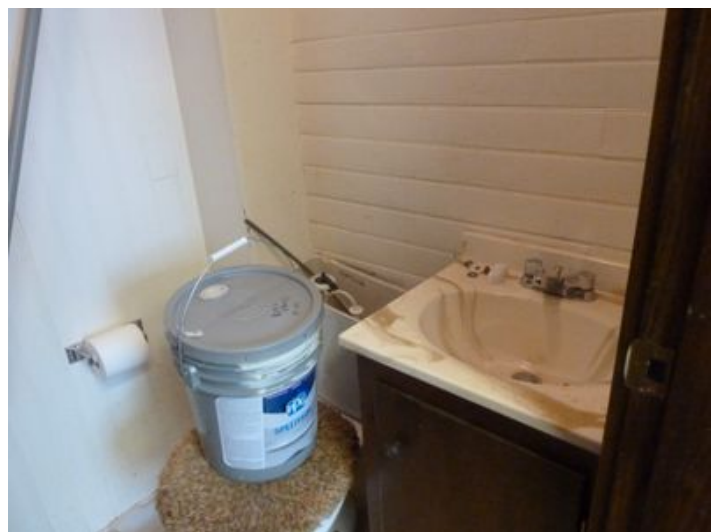
FIFIELD BLOCK SIGN ABOVE 2ND FL



VIEW OF DENTIST CONDO



FRONT ENTR



ABANDONED BATH NOT USED





BATH WITH SHOWER



OFFICE 2



KITCHENETTE



OFFICE 3



LARGE PRIV RM



OFFICE 4



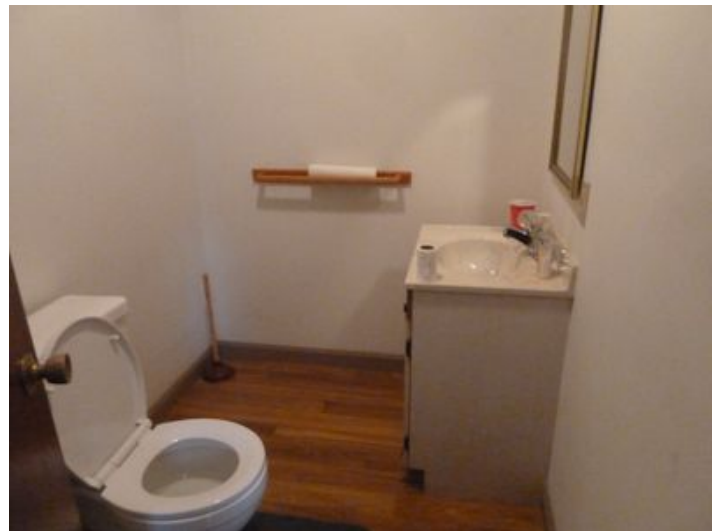
OFFICE 5



AML BATH 1



PRIVATE RM



AML BATH 2



VIEW FROM WINDOW



AML BREAK AREA





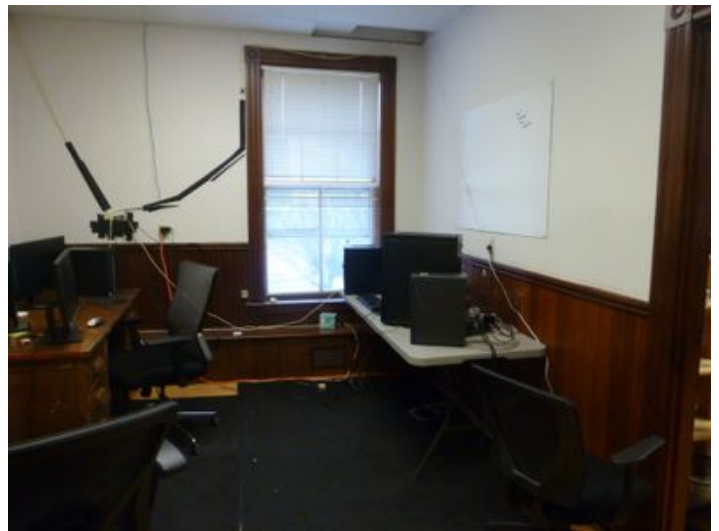
AML COMPUTER AREA 2



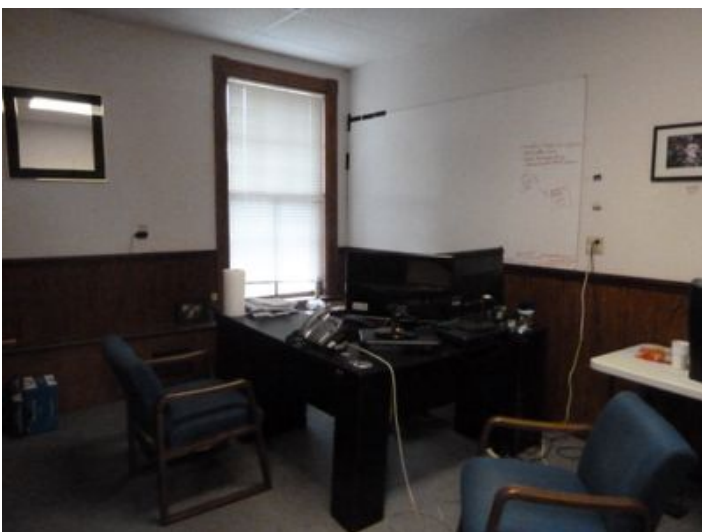
AML OFFICE



AML LUNCH AREA



AML PRIVATE RM



AML OFFICE 2



AML RECEPTION

## Property Contacts

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### **Wendy E. Keeler**

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