

±9,100 SQ. FT. | MULTI-TENANT MEDICAL OFFICE BUILDING

207 STAGE ROAD | HAMPSTEAD, NH 03841



FOR SALE | \$1,750,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

One Verani Way
Londonderry, NH 03053
o. 603-845-2500

www.veranicommercial.com

 COMMERCIAL DIVISION™



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OFFERING SUMMARY



207 Stage Road is a fantastic two-unit medical office building perfectly positioned in the heart of Hampstead. With unmatched curb appeal, this meticulously-maintained property stands as a beacon of quality. Situated in a high-traffic area, this building enjoys maximum visibility and accessibility, attracting both patients and practitioners alike.

This investment has one triple-net lease in place, offering a stable and predictable income stream to help offset the cost of operating expenses, while the buyer utilizes the other owner/user space. Both spacious units are thoughtfully designed to accommodate a variety of medical practices, each equipped with modern amenities and ample parking for staff and clientele. Flexible floor plans provide versatility, catering to the specific needs of tenants and fostering a conducive environment for productivity and patient care.

ASKING PRICE:	\$1,750,000
BUILDING SIZE:	9,100 sf
LOT SIZE:	1.3 acres
YEAR BUILT:	2001
ZONING:	C-1 Commercial
# UNITS:	2



PROPERTY PHOTOS



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AERIAL MAP



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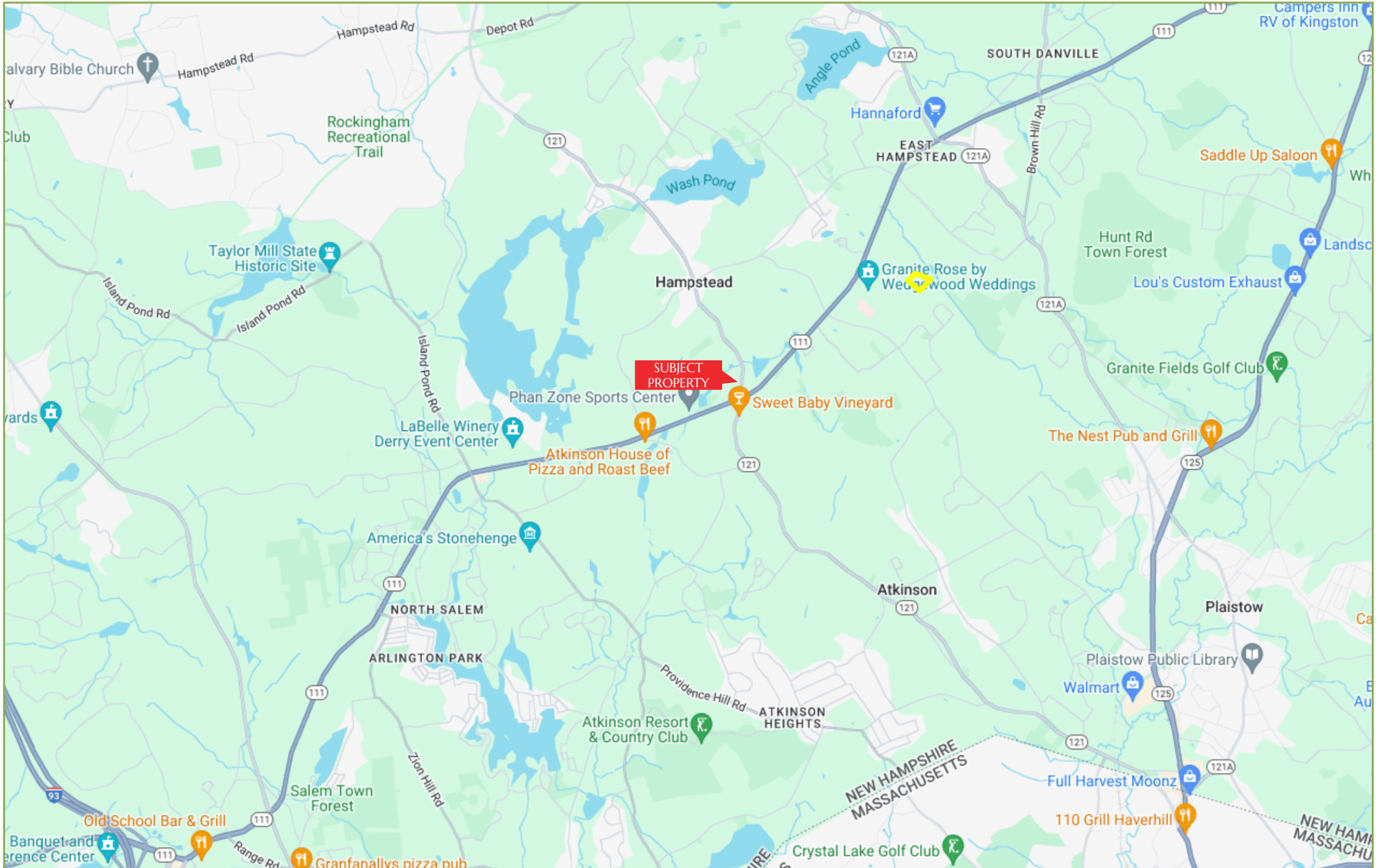
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STREET MAP



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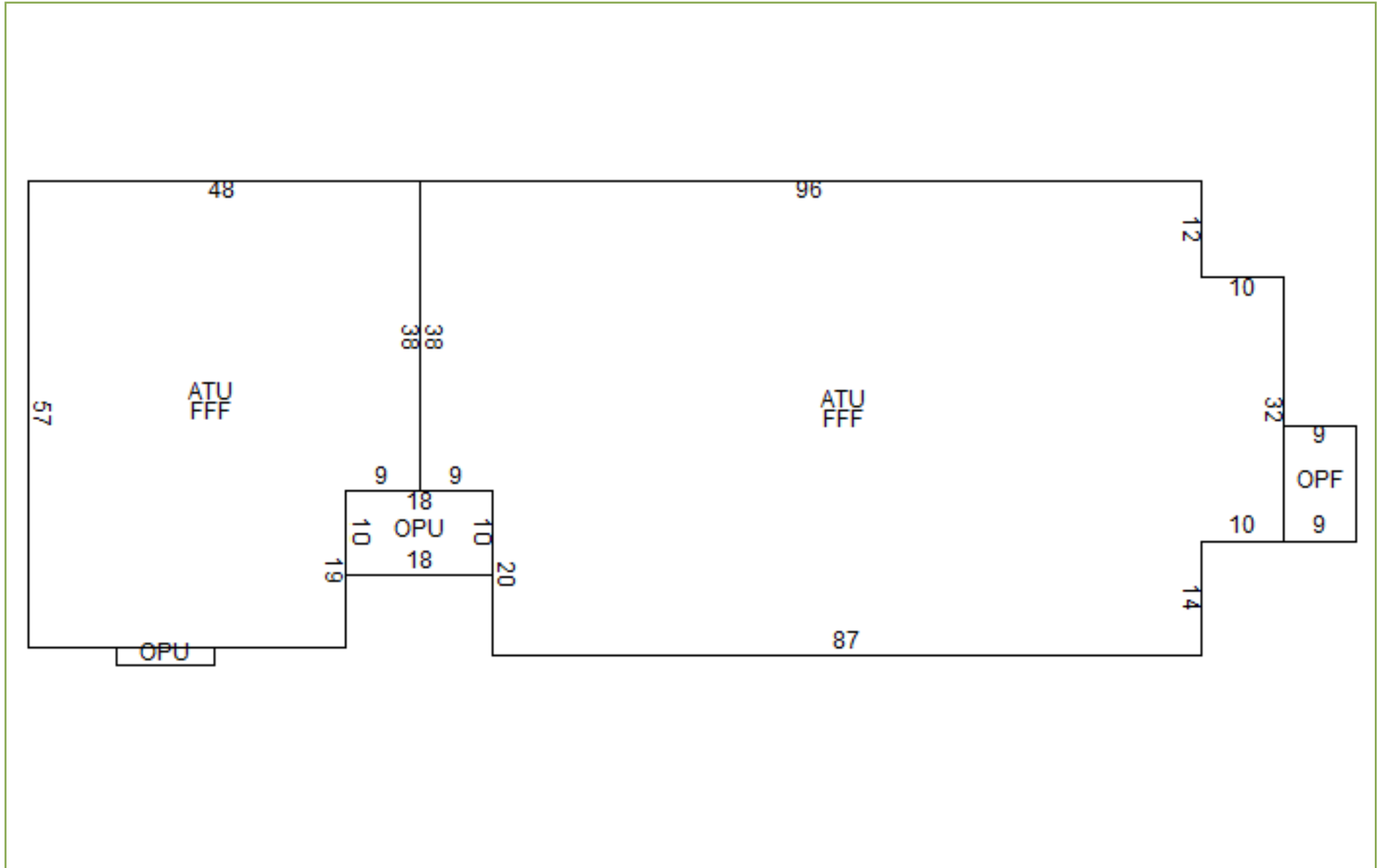
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FLOOR PLAN



ZONING - COMMERCIAL ZONE C-1

III-4: 2 Permitted Uses

- A. Any retail business such as: book, stationery, or news store, drug store, dry goods or variety store, jewelry store, florist or gift shop, grocery store, hardware store, meat market, or wearing apparel store, limited to indoor sales.
- B. Any service establishments such as: barber shops, beauty shops, custom tailors, shoe repair, self-service, laundry, banks, restaurants, business and professional offices, limited to indoor sales and service.
- C. Automotive filling and service stations.
- D. Schools, day care and nursery centers and adult care centers.

RESTRICTIONS:

1. Residential construction is prohibited.
2. The sale or offering for sale of motorized vehicles is prohibited in this Zoning District.

III-4: 3 Special Exceptions

If, after a Public Hearing by the Board of Adjustment, a proposed business is found to conform in character of operation and would be in harmony with the allowed uses of this Zone, then such use may be allowed by Special Exception of the Board of Adjustment subject to appropriate conditions and safeguards as may be deemed necessary by said Board of Adjustment.

III-4: 4 Lot Regulations

Building lots for business only shall:

- A. Size Have a minimum lot size equal to 3/4 of the minimum lot size required in Article II-I (SOIL BASED LOT SIZE) unless the NHWSPCC regulations require a larger size based on subsurface disposal requirements.
- B. Frontage Lots shall have a minimum contiguous frontage of 125 feet on an approved street.
- C. Setbacks New business buildings shall be 30 feet from the nearest existing public right-of-way, and 30 feet from the side and rear lot lines. When the property abuts the Residential Zone A, a building shall be no less than 50 feet from the residential lot line(s).

Before a building permit shall be issued, a certification will be provided to the Building Inspector verifying the location of all foundations to insure compliance with the Town of Hampstead Zoning Regulations.

- D. Buffer Area Adopted-3/12/2002 {see Article IV - 12}

III-4: 5 Structure / Dwelling Regulations

- A. Number of Structures Building area shall not exceed 15% of buildable lot area. "Buildable lot area" does not include group 5 or group 6 soils. Contiguous business establishments shall meet the above requirements in the aggregate for lot area.
- B. Height The maximum building height in Zone C-1 shall not exceed 35 feet measured from the grade to the highest roof peak.
- C. Service Areas
 1. Off street parking facilities shall be made available for workers and patrons of businesses. One parking space shall be provided for every 200 feet of floor area of the building.
 2. Restaurants, diners, tearooms and the like shall provide one parking space for every 75 feet of floor area.
 3. All drives or roadways shall have clear visibility and non-hazardous access to public right-of-way.

III-4: 6 Accessory Structures and Uses

- A. Type
 1. Signs. {see Article IV-4, signs}
- B. Non-permanent buildings and structures are allowed if they meet all setbacks.

III-4: 7 Miscellaneous Provisions

All businesses under this Article shall be required to meet at least the minimum standards of the Sanitary Code as specified by the Health Officer.



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