

For Sale

**Restaurant/Office Building
5 Warren Street
Concord, NH 03301**



| | |
|-----------------------|--|
| Building Size: | 10,258 SF |
| Lot Size: | .12 Acres |
| Type / Use: | Restaurant/Office |
| Zoning: | CBP |
| Parking: | Street & parking garage |
| Sale price: | \$2,647,000.00 |
| Comments: | This historic landmark was once the City of Concord central police station. Now occupied by a very popular regional tenant since 1985. The second floor is beautifully finished professional office space. First floor Tenant Uno Loco (Margaritas), abutting Bicentennial Square Park. Current lease term through 12/31/31, with Three (3), Five (5) year options. Owner prefers property be sold with 17A Tatro Drive, Goffstown, NH. |



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Sale

Restaurant/Office Building 5 Warren Street Concord, NH 03301

Building Data:

| | |
|----------------------|--|
| Total Building Size: | 10,258 SF |
| Type / Use: | Restaurant/Office |
| Construction Type: | Brick/Masonry |
| Construction Year: | 1890 |
| Ceiling Height: | 14' |
| Windows: | Insulated |
| Walls: | Brick/Sheetrock & wall treatment |
| Flooring: | Carpet/Ceramic Tile |
| Roof: | Flat |
| Special Features: | Historic jail cells converted to unique dining rooms |

Site Data:

| | |
|--------------|-------------------------|
| Signage: | On building |
| Lot Size: | .12 Acres |
| Frontage: | Warren Street |
| Parking: | Street & parking garage |
| Zoning: | CBP |
| Map & Lot: | 6444/Z 34 |
| Book & Page: | 2128/0426 |

Utilities:

| | |
|-------------|-------------------------|
| Water: | Municipal |
| Sewer: | Municipal |
| Power: | Minimum 400-amp service |
| Lights: | LED/Indirect |
| Heating: | Gas FHA |
| AC: | Central |
| Alarms: | Life safety |
| Sprinklers: | No |

Sale Information:

| | |
|-------------|------------------------------|
| Sale price: | \$2,647,000.00 |
| Taxes: | \$27,445.00 (paid by Tenant) |
| NOI: | \$185,000.00 |
| Cap Rate: | 7% |



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