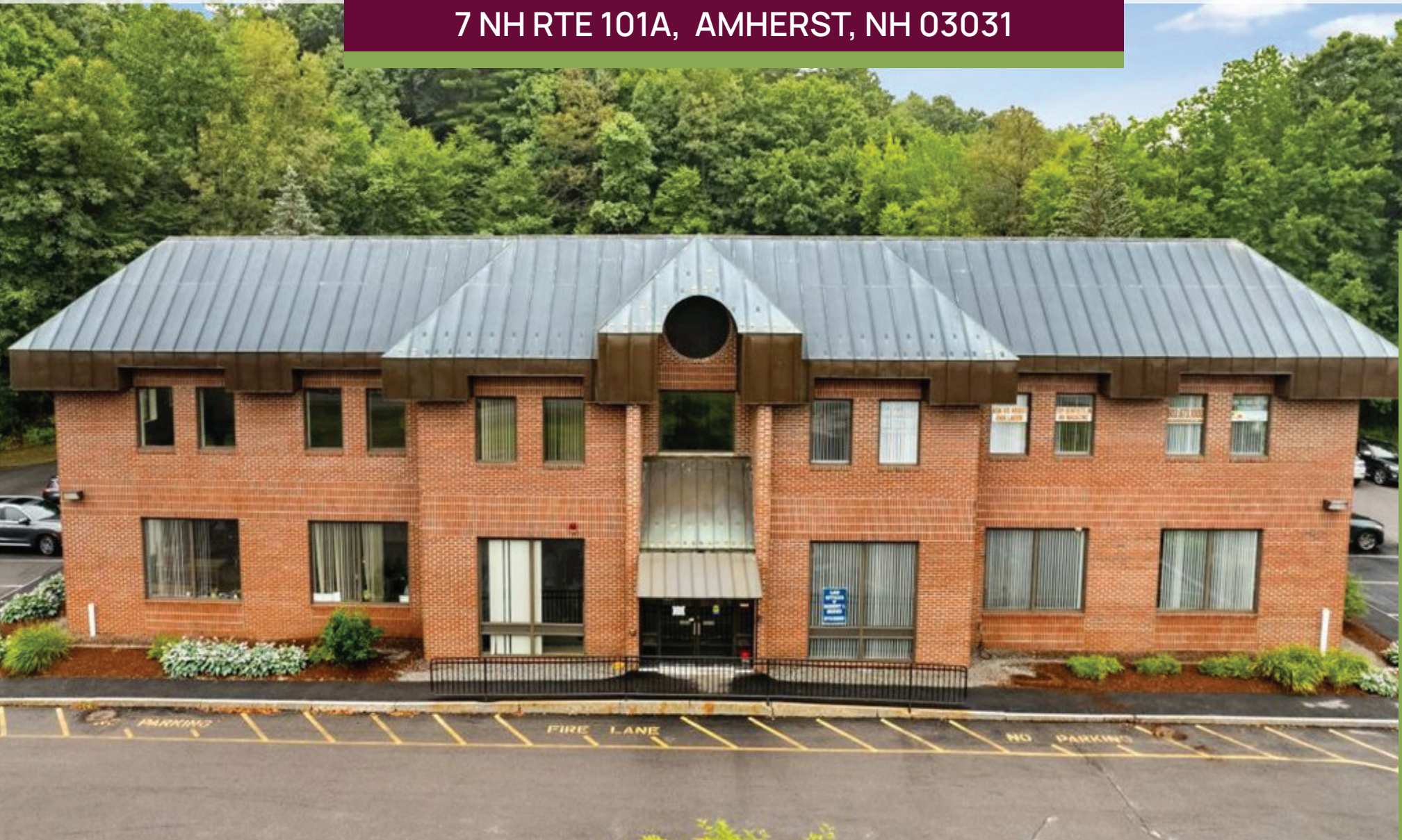


±2,638 SQ. FT. | AMHERST MEDICAL OFFICE CONDO

7 NH RTE 101A, AMHERST, NH 03031



FOR SALE | \$240,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

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

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BEN MELLO
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OFFERING SUMMARY



Discover this outstanding medical/office condo in a well-appointed brick building with exceptional visibility. Located directly on NH 101A, the space offers unparalleled convenience with elevator access, ample parking, and a versatile floor plan suitable for a variety of uses.

Neighboring businesses include a pediatric dental practice, law office, and physical therapy clinic, making it ideal for complementary services. With only four units, this building provides a private and accessible setting for professionals.

Potential options include subdividing the unit for owner use while generating rental income. Positioned just around the corner from the intersection of NH 101 and 101A, the location benefits from a substantial average daily traffic count of 23,426. This is a rare opportunity in a highly sought-after, high-traffic area!

ASKING PRICE:	\$240,000
UNIT SIZE:	2,638 sf
YEAR BUILT:	1986
AADT:	23,426
ZONING:	C
# UNITS:	1



PROPERTY PHOTOS



BERKSHIRE HATHAWAY
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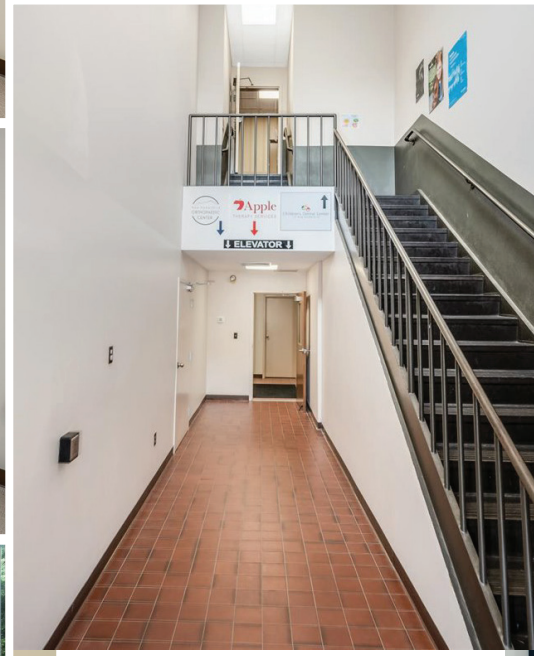
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PROPERTY PHOTOS



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AERIAL MAP



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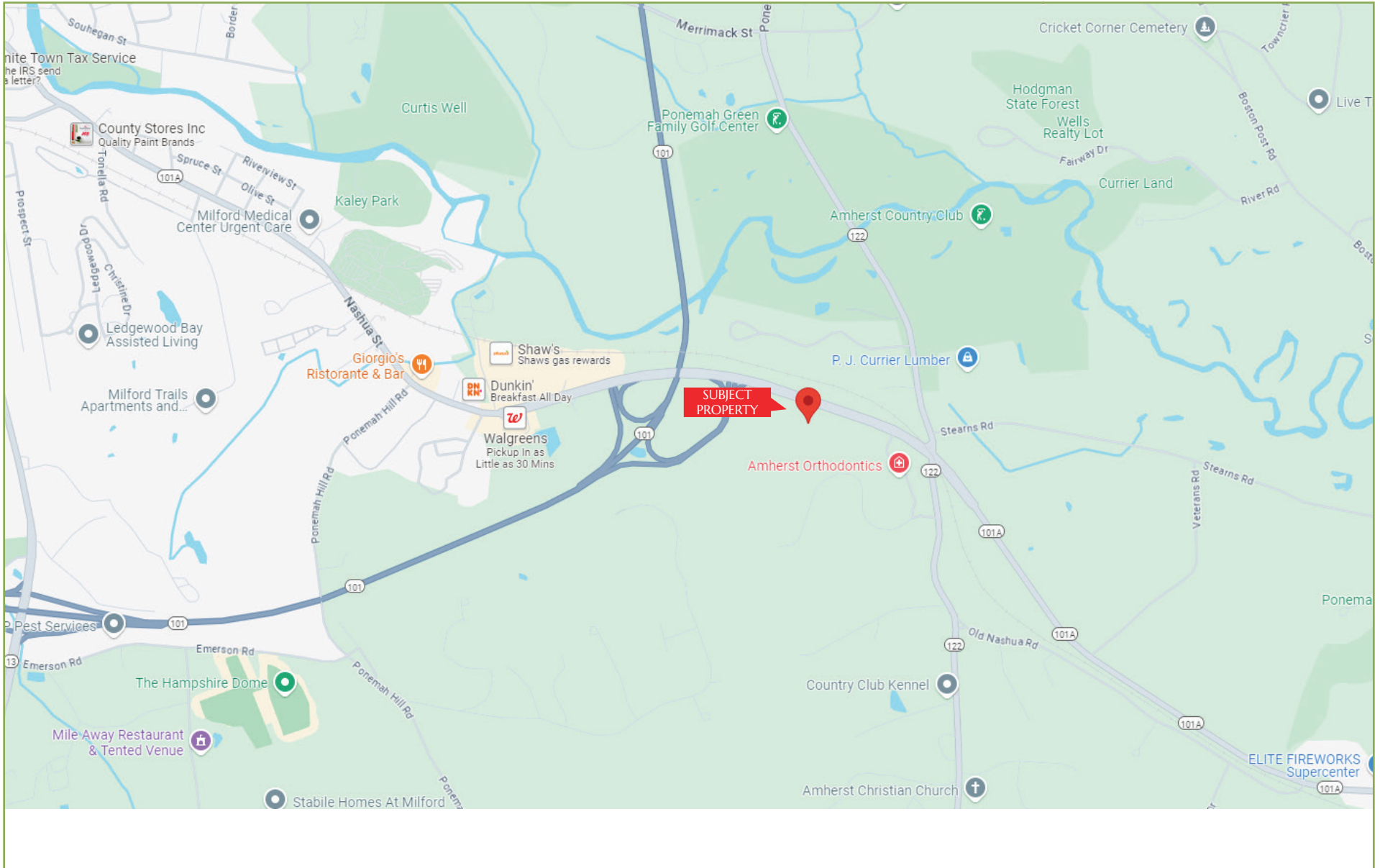
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STREET MAP



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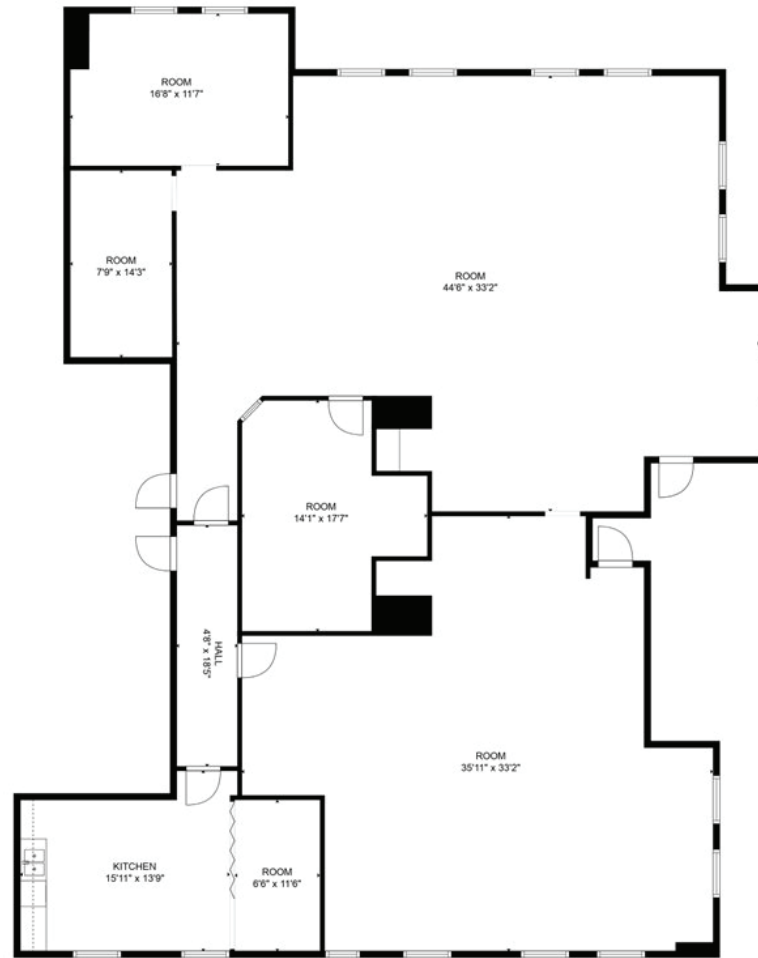
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FLOOR PLAN



TOTAL: 3036 sq. ft
FLOOR 1: 3036 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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ZONING - COMMERCIAL ZONE C

Section 4:7 Commercial Zone (C)

Section 4.7 Town of Amherst Zoning Ordinance Commercial Zone (C). (3-10-15) GENERAL PURPOSE. To provide commercial areas to serve major commercial and business needs of the general public. (3-14-78)

A. PERMITTED USES. Uses which include, but are not limited to the following: (3-13-90)

1. Retail establishments. (3-12-63)
2. Hotel and motels. (3-12-63, 3-14-78)
3. Public utility building, structure or facility. (3-14-78)
4. Home occupation. (11-2-82)
5. (Deleted 3-8-22)
6. Mixed-use development. (3-14-89) (See Art. IX Definitions)
7. Amateur, non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking, and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than five hundred (500) feet from any residential use but not after 9:00 p.m. (3-12-91)

8. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA 170-E:1, 170-E:2, 204-C:72, 161-G:4, and all other applicable State Laws. (3-12-91, 3-10-92)

9. Accessory apartment (3-8-16)

B. USES PERMITTED BY SPECIAL EXCEPTION COMMERCIAL ZONE.

1. Outside recreation establishments exclusive of outdoor theaters. (3-2-76)
2. Outside storage of equipment and materials, but not including junk yards. (3-2-76)
3. Religious uses. (3-2-76)
4. Private schools. (3-2-76)
5. Hospitals, nursing homes and other similar uses. (3-2-76) \
6. (Deleted 3-8-16)
7. Kennels. (11-2-82)



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