



**31 OLD NASHUA ROAD
AMHERST, NH**

**FOR SALE OR LEASE
FLEX OFFICE CONDOS**



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DESCRIPTION

This well-situated light industrial/flex/office condominium offers a rare chance to launch or expand your operations within a functional and attractive business environment. With flexible zoning and a convenient location in a landscaped, campus-style setting, the property supports a wide range of business needs and future growth.

Permitted uses include: light manufacturing, equipment sales and service, bakery or food production, creamery, laboratory, distribution, corporate or professional offices, medical and dental practices, counseling services, wholesale operations, storage, veterinary services, recreational uses, and select retail.

HIGHLIGHTS

Building Size: ±2,412 SF

Unit #13 Sale Price: \$295,995

Unit #13 Lease Rate: \$15.00 PSF + NNN

Entire Building (Units 11, 12 & 13) Sale Price: \$780,945

Traffic Count: ±27,755 vehicles per day on Route 101A, just minutes from the property

Accessibility: Highly convenient location with flexible zoning and ample on-site parking

Interior Features:

- Welcoming reception area
- Three private offices
- Two restrooms
- Spacious open work area



Population

1 Mile: 1,302
3 Miles: 14,552
5 Miles: 43,992

Daytime Population

1 Mile: 3,806
3 Miles: 10,449
5 Miles: 27,832



Median Household Income

1 Mile: \$154,494
3 Miles: \$121,630
5 Miles: \$133,355



Median Age

1 Mile: 48.0
3 Miles: 43.6
5 Miles: 43.4

SHIPPING AREAS



OFFICE SPACES



EXTERIOR PHOTO



AERIAL VIEW



AERIAL VIEW

