

OFFERING MEMORANDUM

Commercial Office Condominium



**46 S Main
Street, Unit 1**

Concord, NH 03301

ADELINE MATTON
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aluxety.com

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THE PROPERTY

46 S MAIN ST, UNIT 1, CONCORD, NH 03301

Excellent opportunity to own a well-maintained 2,464 SF commercial condominium in a distinctive three-story brick building in the heart of downtown Concord. Ideally located on S. Main Street adjacent to the Capitol Center for the Arts, the property features an impressive entrance, attractive architectural details, professional management, and elevator access. In addition to plenty of on-street parking, this condominium has its 2 reserved and numbered parking spaces in front of the building. This versatile unit has been well maintained, features a newer HVAC system, and comes furnished. The layout includes a welcoming reception area, 7 private offices, a large conference room, kitchen/break area, separate printer/work area, and additional storage room. The unit also shares private restrooms with Unit 2 on the lower level. The condominium is suitable for professional, retail, and small business uses as permitted by the City of Concord. Association fees of \$1322.14 includes water and sewer, landscaping, common-area maintenance, master insurance. A great opportunity for an owner-user or investor seeking professional space in a highly visible and convenient downtown Concord location. Walking distance to downtown restaurants with easy access to highways and major routes.

PROPERTY SUMMARY

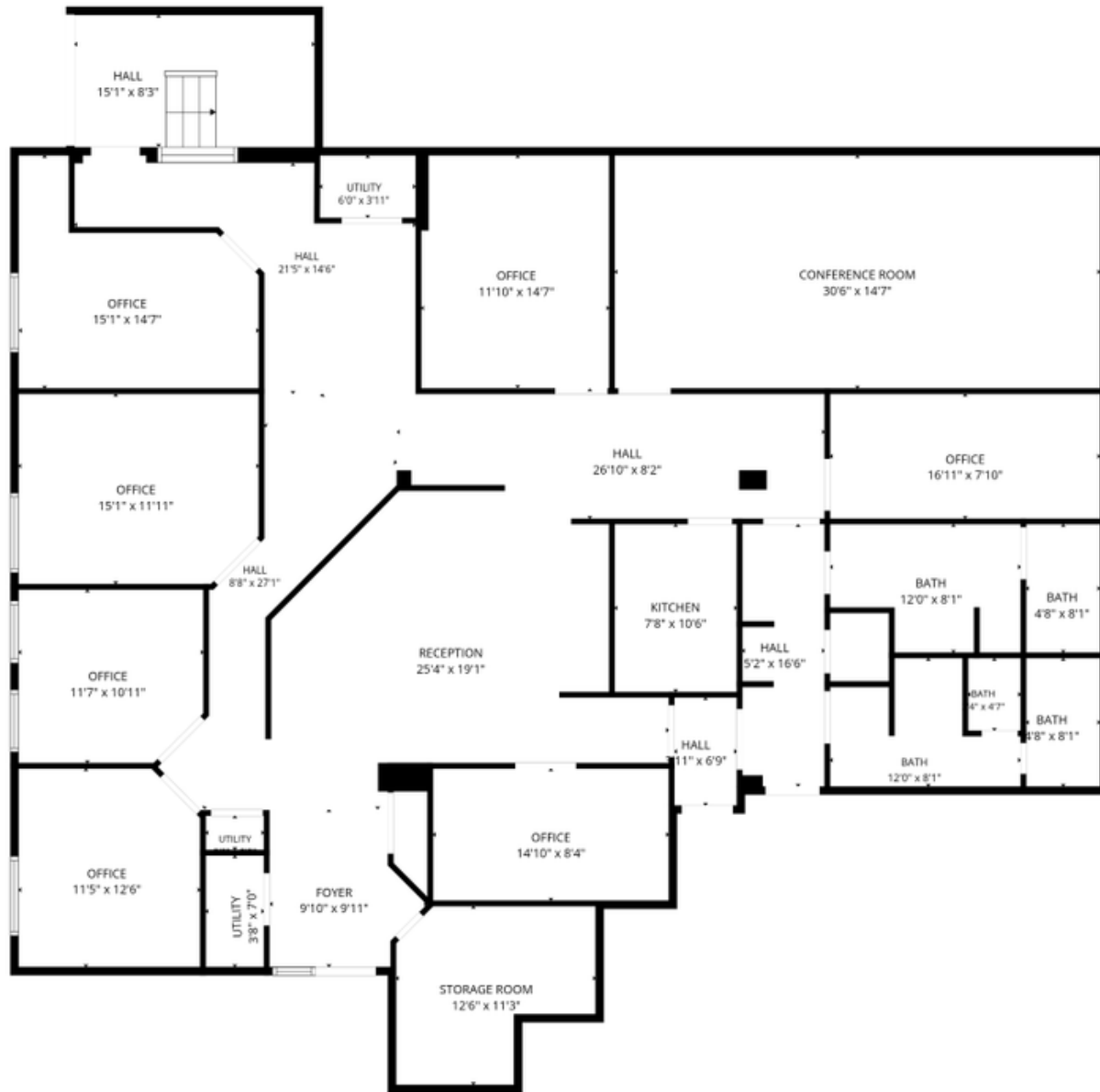
Unit SF:	2,464
Lot Size:	0.44 AC (19,166 SF)
Parking Spaces:	2 Reserved/Numbered
2025 Taxes:	\$6,803/YR
Zoning:	CBP





FLOOR PLAN

46 S MAIN ST, UNIT 1, CONCORD, NH



Total GLA: 3295 sq. ft | Total: 3474 sq. ft
1st floor: 3295 sq. ft (Excluded areas 179 sq. ft)

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

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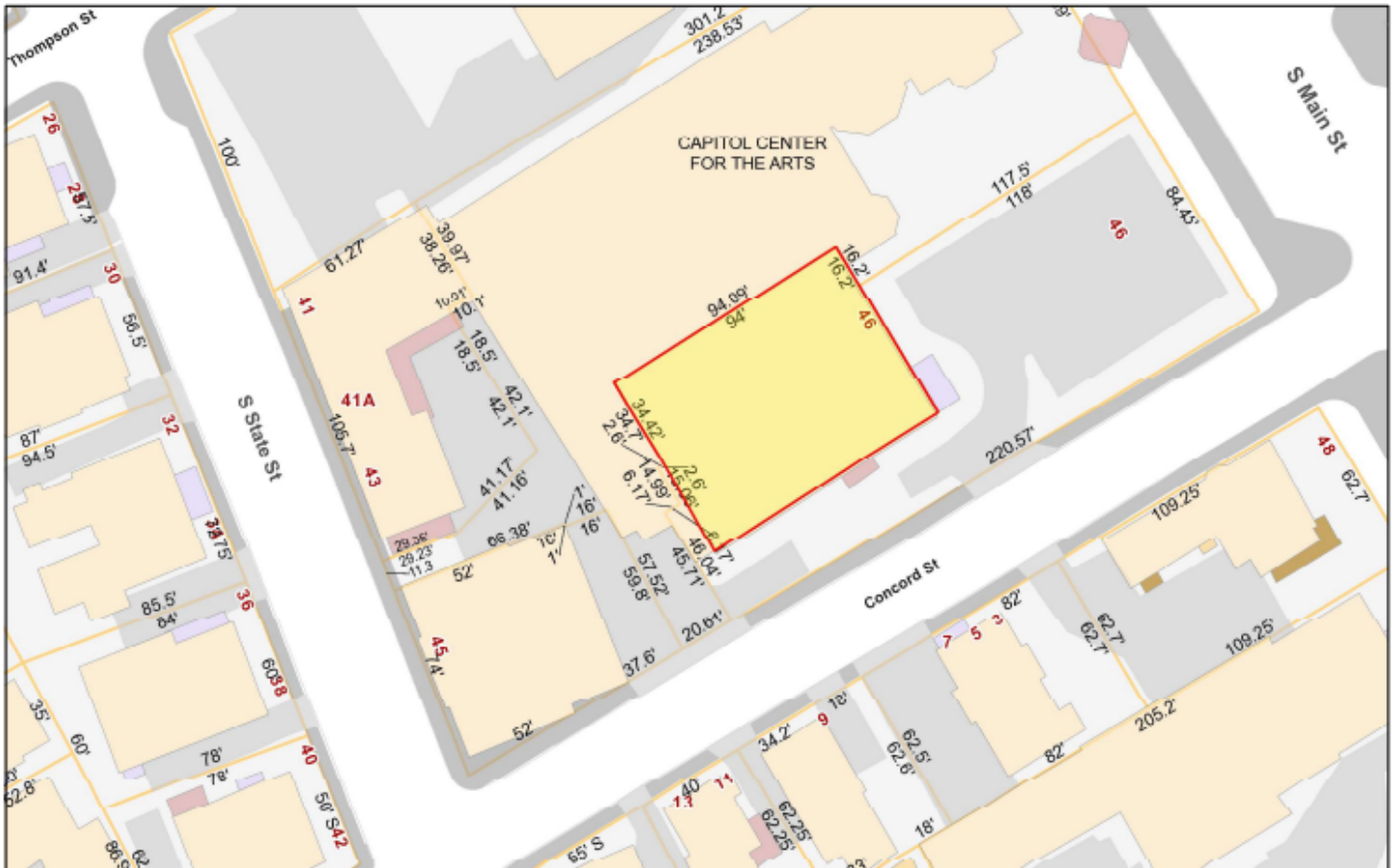
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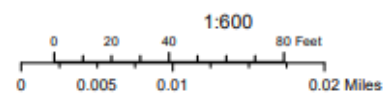
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GIS MAP



October 22, 2025



City of Concord, New Hampshire

Adeline Matton

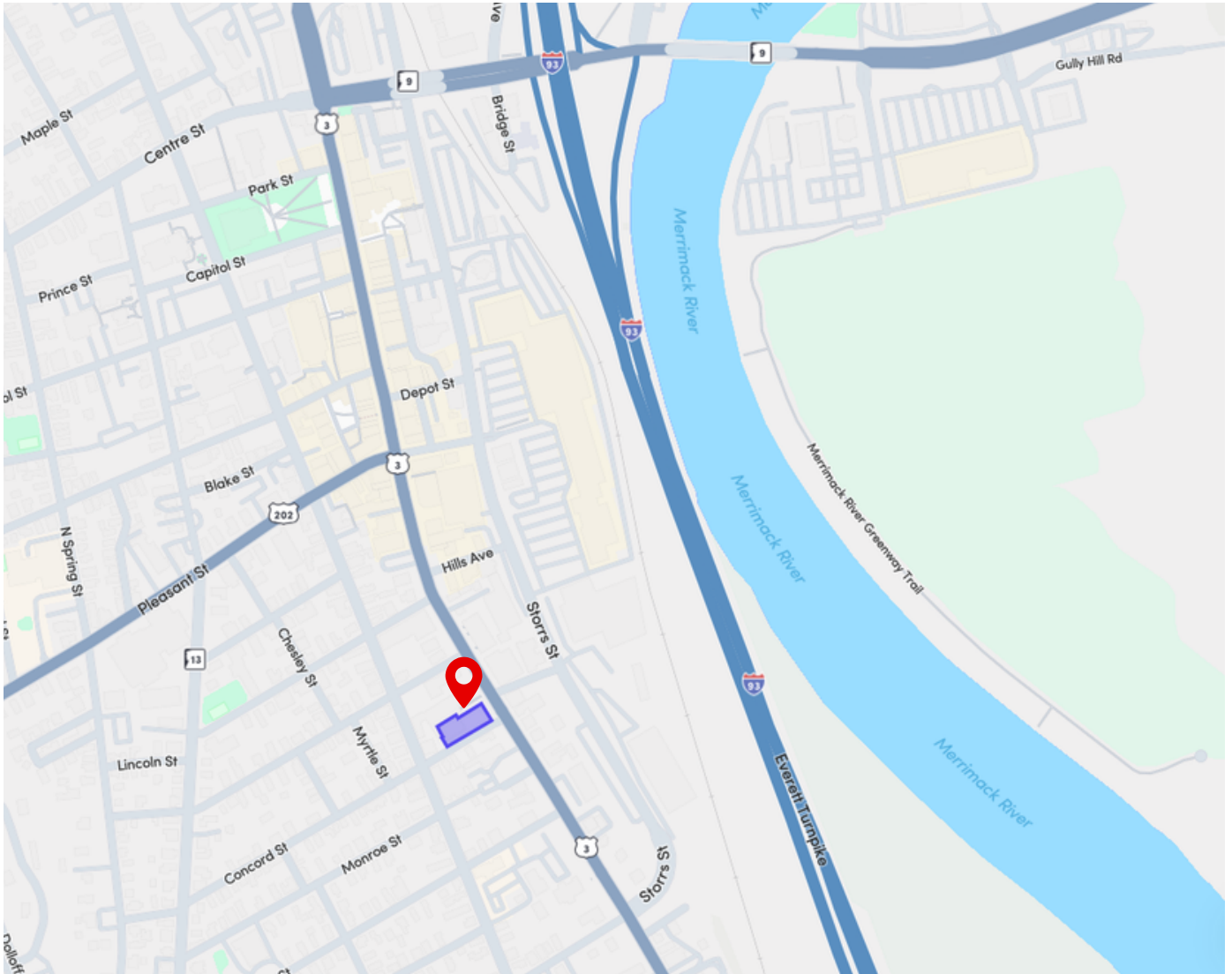
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LOCATION MAP



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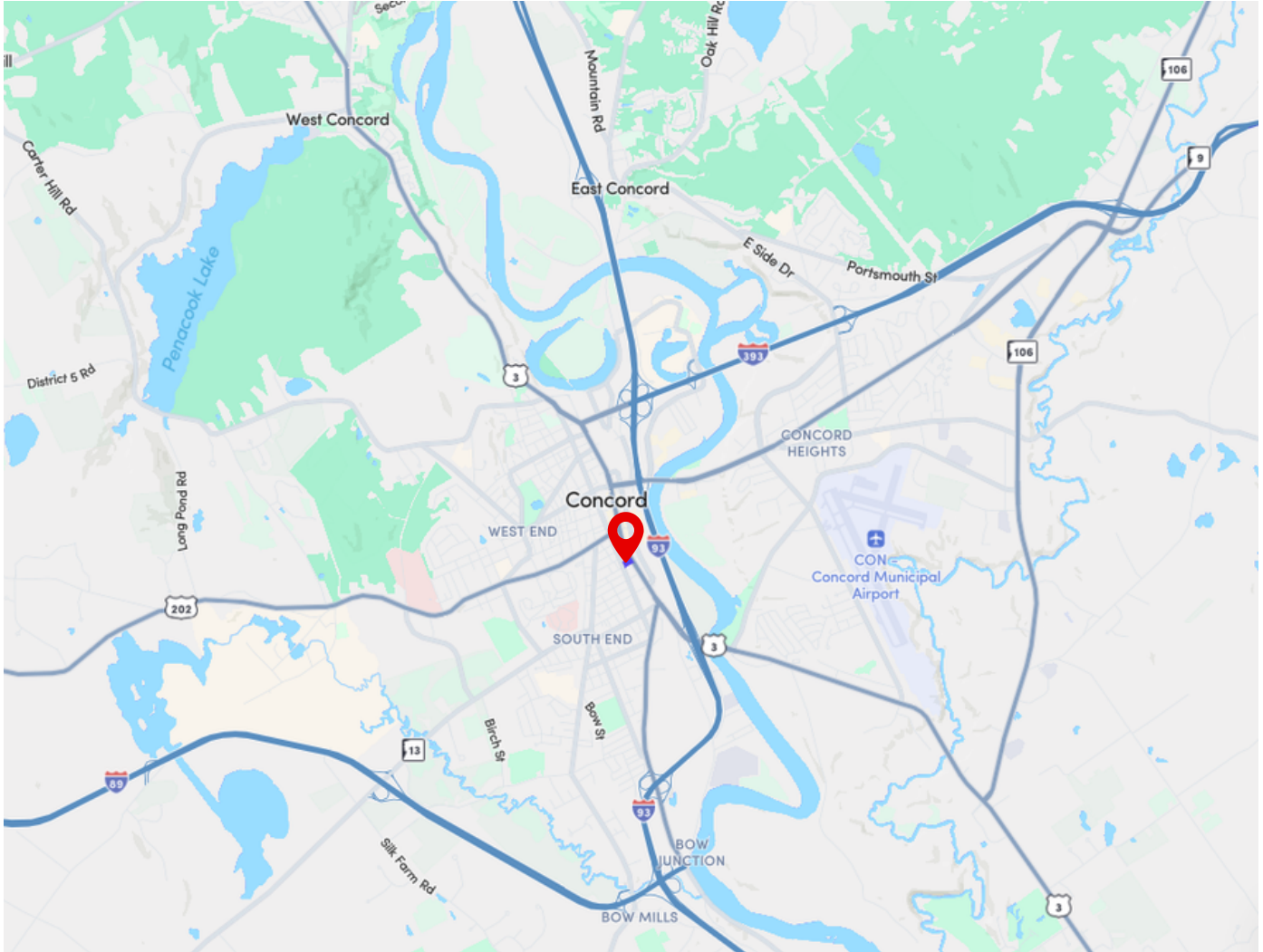
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REGIONAL MAP



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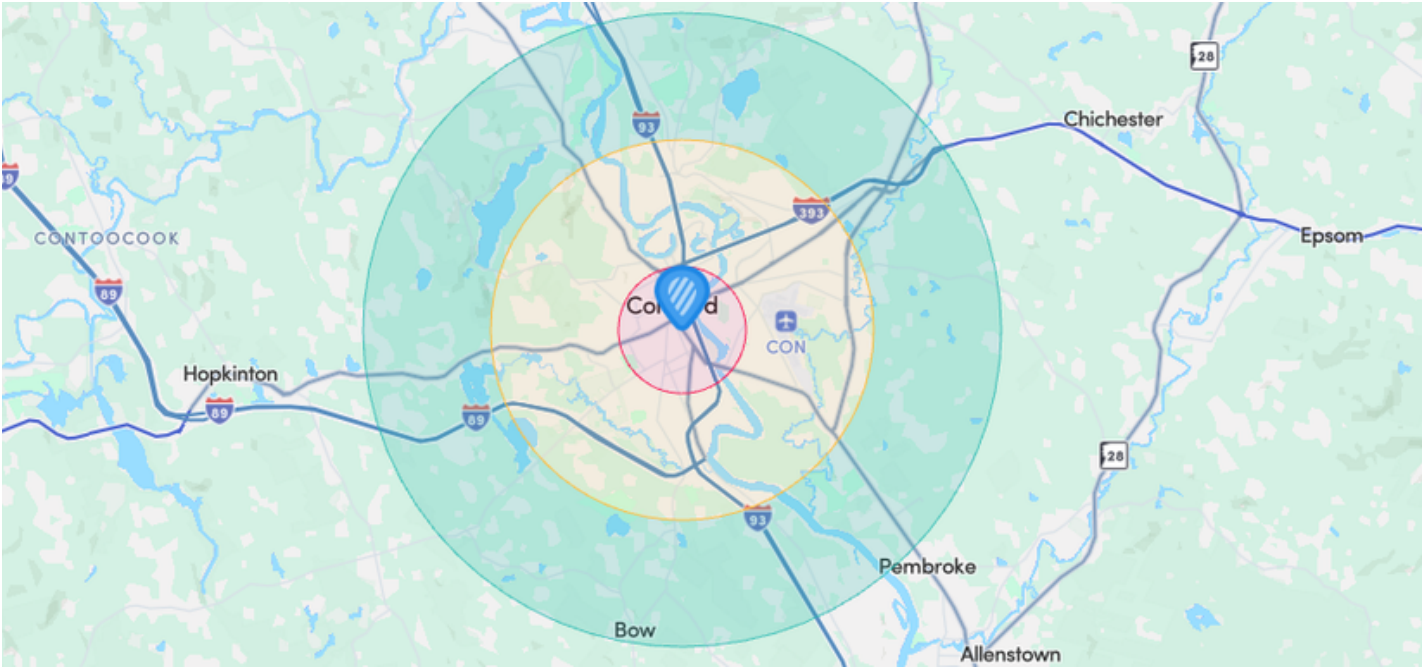
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DEMOGRAPHICS



POPULATION	1 mi	2 mi	5 mi
Total Population	10,022	20,690	45,823
Average Age	42	44	44
HOUSEHOLD & INCOME	1 mi	2 mi	5 mi
Total Households	4,801	9,076	18,997
Average Household Income	\$95,400	\$97,300	\$110,100
Average Home Value of Owner Occupied Units	\$395,300	\$359,500	\$379,200
TRAFFIC COUNTS	AADT		
South Main St, Concord	4,578		
South State St, Concord	1,817		
Concord St, Concord	298		



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