

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Professional Office Suite For Sale

45 Stiles Rd #206, Salem, NH

Exclusively Represented By:

Shelly Weeks

Commercial Advisor

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OFFERING MEMORANDUM

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FOR SALE

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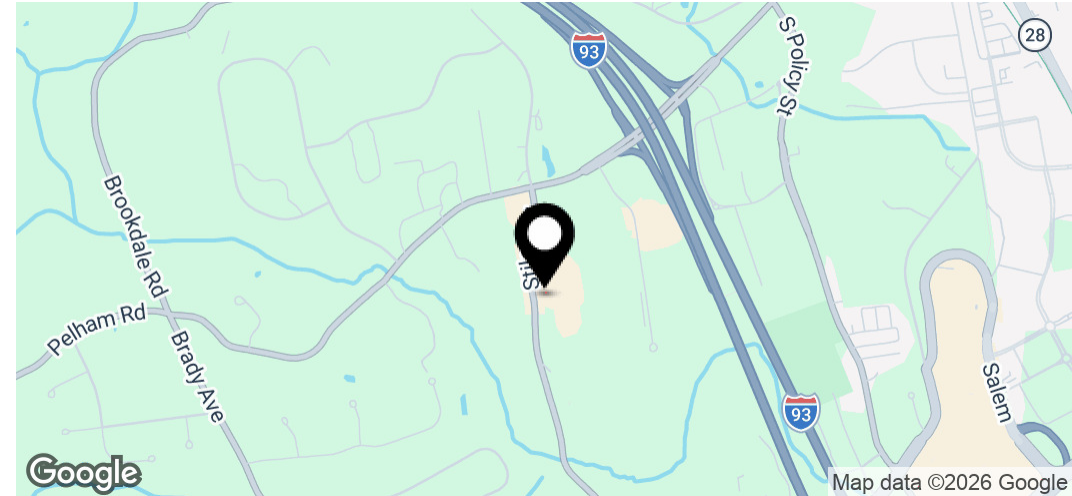
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$259,900
GSF	1,490 SF
Year Built	1982

Property Overview

Position your business for success in this freshly painted ±1,490 SF professional office condominium located in Salem's desirable Stiles Road business district. As an end unit, the space benefits from added privacy, natural light, and convenient accessibility. The flexible floor plan includes a reception area, private offices, media/storage closet, private restroom, and access to common area restrooms, allowing a new owner to customize the layout and finishing touches to best suit their business needs. The unit is wired for an ADT security system and offers immediate occupancy within a well-maintained professional office complex. Conveniently located with easy access to I-93, Route 28, and numerous retail, dining, and service amenities, this is an excellent opportunity for an owner-user seeking a professional and customizable office environment.

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Property Description

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Location Description

Explore the vibrant surroundings of Salem, NH, where the property is located. This dynamic area offers convenient access to major highways and is just a short drive from popular destinations like Tuscan Kitchen, The Mall at Rockingham Park, and Canobie Lake Park. With a booming business community and a rich history, Salem provides an attractive location for Office / Office Building investors. Additionally, the area boasts a diverse range of dining options, shopping opportunities, and recreational activities, making it an appealing destination for professionals and visitors alike. Take advantage of the prime location and thriving local amenities that the area has to offer.

Property Highlights

- ±1,490 SF office condominium
- Freshly painted and ready for customization
- Reception area and private offices
- Private restroom plus common area restrooms
- Media/storage closet
- Professional office environment
- End unit location
- Convenient access to I-93 and major Southern NH routes
- Ideal for professional, medical, administrative, or service-based businesses
- Available for immediate occupancy

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Additional Photos

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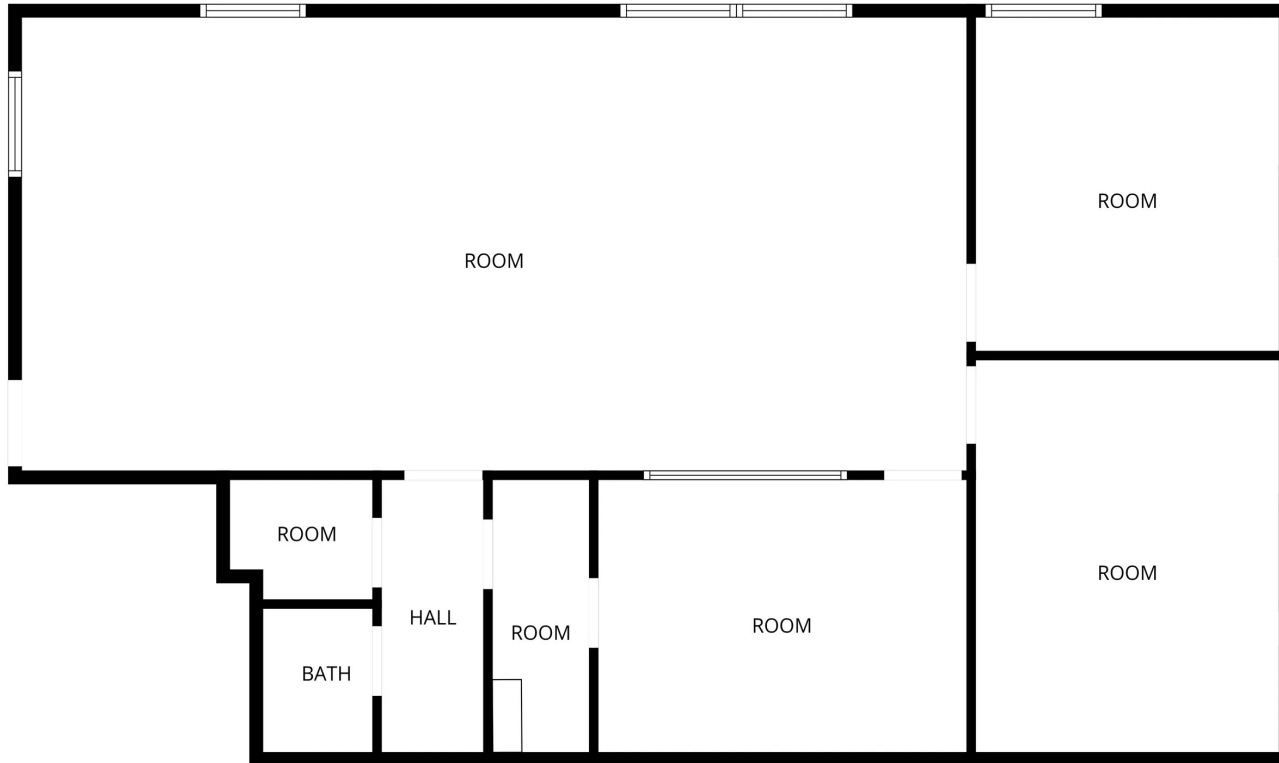
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Floor Plan

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

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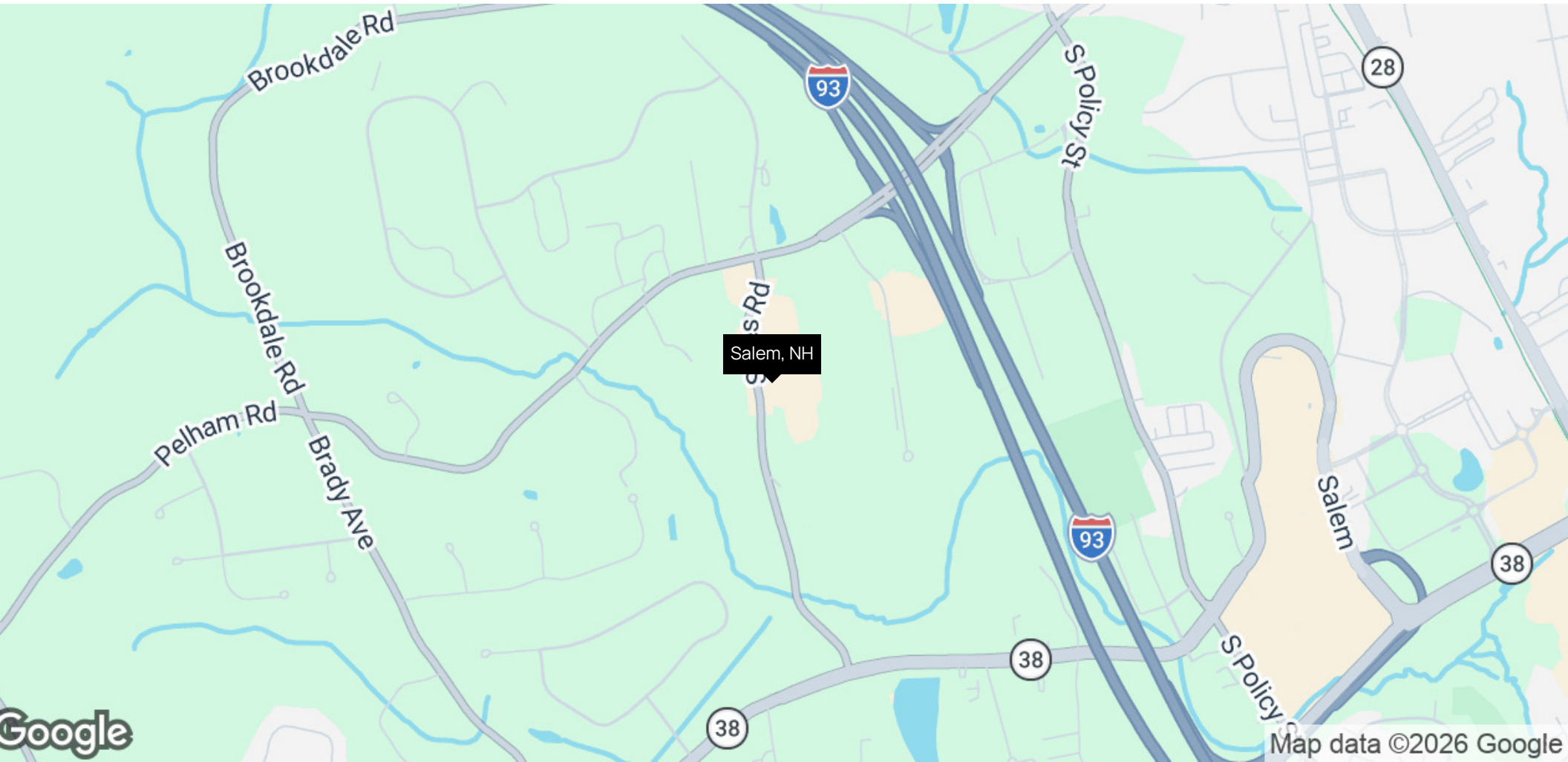
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Location Information

Section 2

Regional Map

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Retailer Map

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Demographics

Section 3

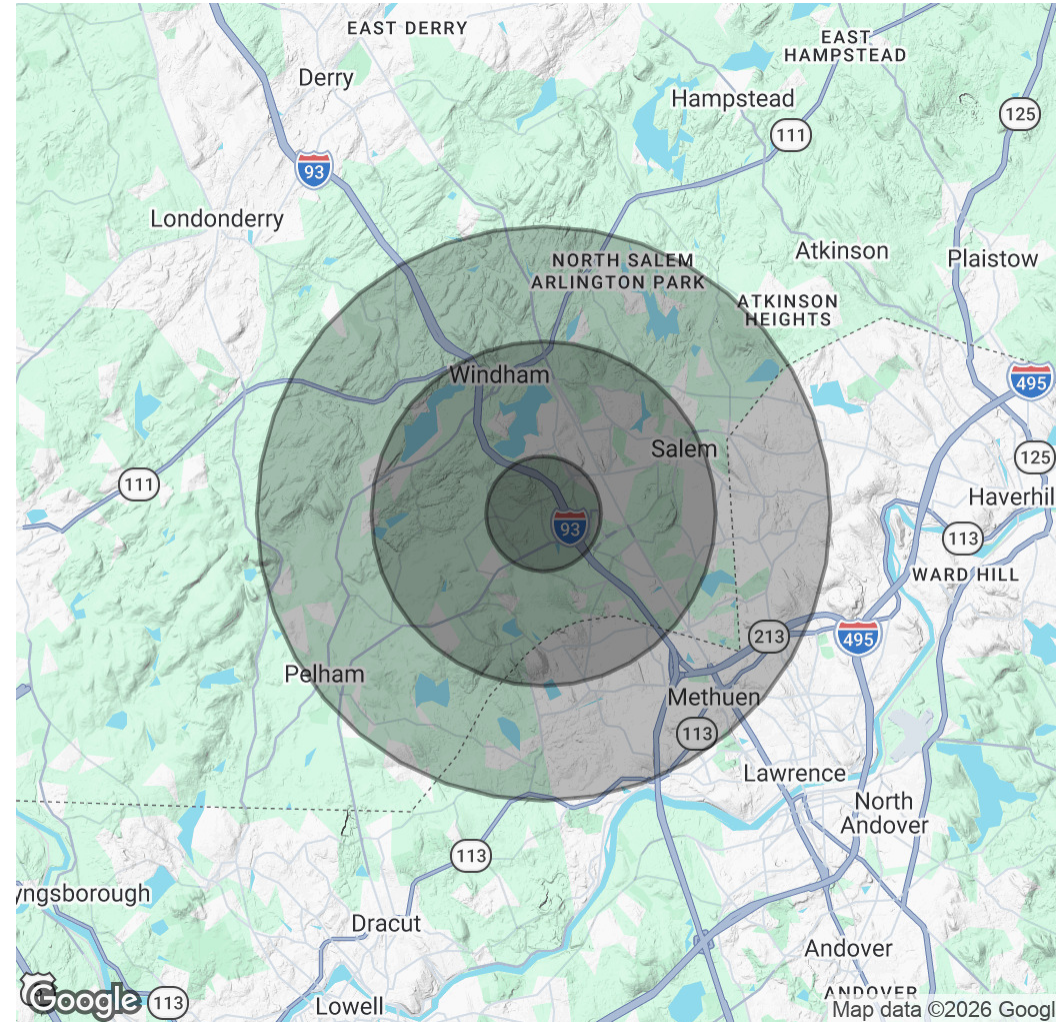
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	2,495	28,367	80,857
Average Age	39.4	44.6	43.7
Average Age (Male)	36.9	42.4	42.1
Average Age (Female)	45.2	47.7	45.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,054	11,410	30,218
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$127,169	\$139,377	\$145,163
Average House Value	\$452,226	\$495,941	\$521,657

2023 American Community Survey (ACS)



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