



**SPERRY**  
COMMERCIAL REALTY ASSOCIATES

**1 MOUND COURT  
MERRIMACK, NH**

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**OFFICE  
CONDOMINIUM  
FOR SALE OR LEASE**



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## DESCRIPTION

1 Mound Court presents a rare opportunity to acquire a turnkey, standalone office condominium totaling approximately 4,018± square feet, ideally located just off US Route 3 and Exit 11 of I-293 in Merrimack, New Hampshire, offering excellent visibility and convenient access for commuters. The property is well suited for medical or professional office use and features a welcoming reception area, multiple private offices, elevator service to all levels, and full wheelchair accessibility, along with efficient mini-split systems throughout.

Currently vacant, the building provides an outstanding opportunity for an owner/user to immediately occupy or customize the space to their needs. The site also benefits from ample on-site parking, and the professionally managed association ensures streamlined ownership.

Association and supporting documents are available upon request.

# HIGHLIGHTS

- **Sale Price:** \$545,000
- **Lease Price:** \$18/sf/yr NNN
- **Size & Layout:** 4,018± SF featuring two reception/waiting areas, four private offices, two clinic rooms, large open space, kitchen, and four restrooms
- **Zoning:** C2 (General Commercial)
- **Parking:** 19 shared spaces
- **Building & Systems:** Three-story building with elevator, sprinkler system, backup generator, and mini-split HVAC
- **Utilities:** Municipal water & sewer, natural gas
- **Property Details:** Built in 1986, updated in 2014
- **Expenses:** Condo fees of \$841.58/month; 2024 taxes \$13,829/year



### Population

1 Mile: 4,034  
3 Miles: 21,300  
5 Miles: 66,640

### Daytime Population

1 Mile: 6,124  
3 Miles: 20,599  
5 Miles: 61,974



### Median Household Income

1 Mile: \$150,062  
3 Miles: \$140,859  
5 Miles: \$132,162



### Median Age

1 Mile: 43.7  
3 Miles: 43.9  
5 Miles: 43.5

# INTERIOR PHOTOS

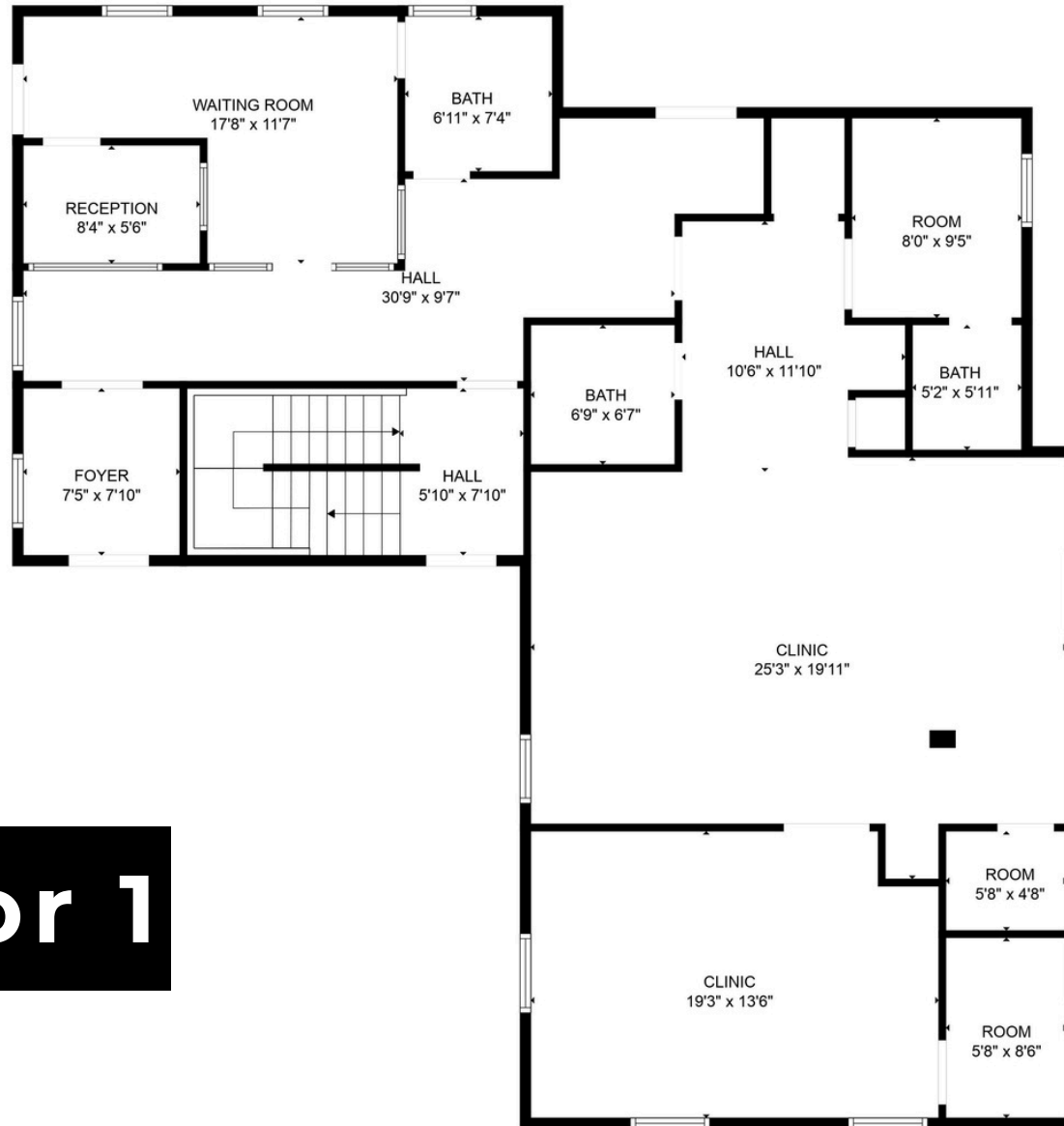


OFFICE CONDOMINIUM FOR SALE OR LEASE | 11 Mound Ct

# EXTERIOR PHOTOS

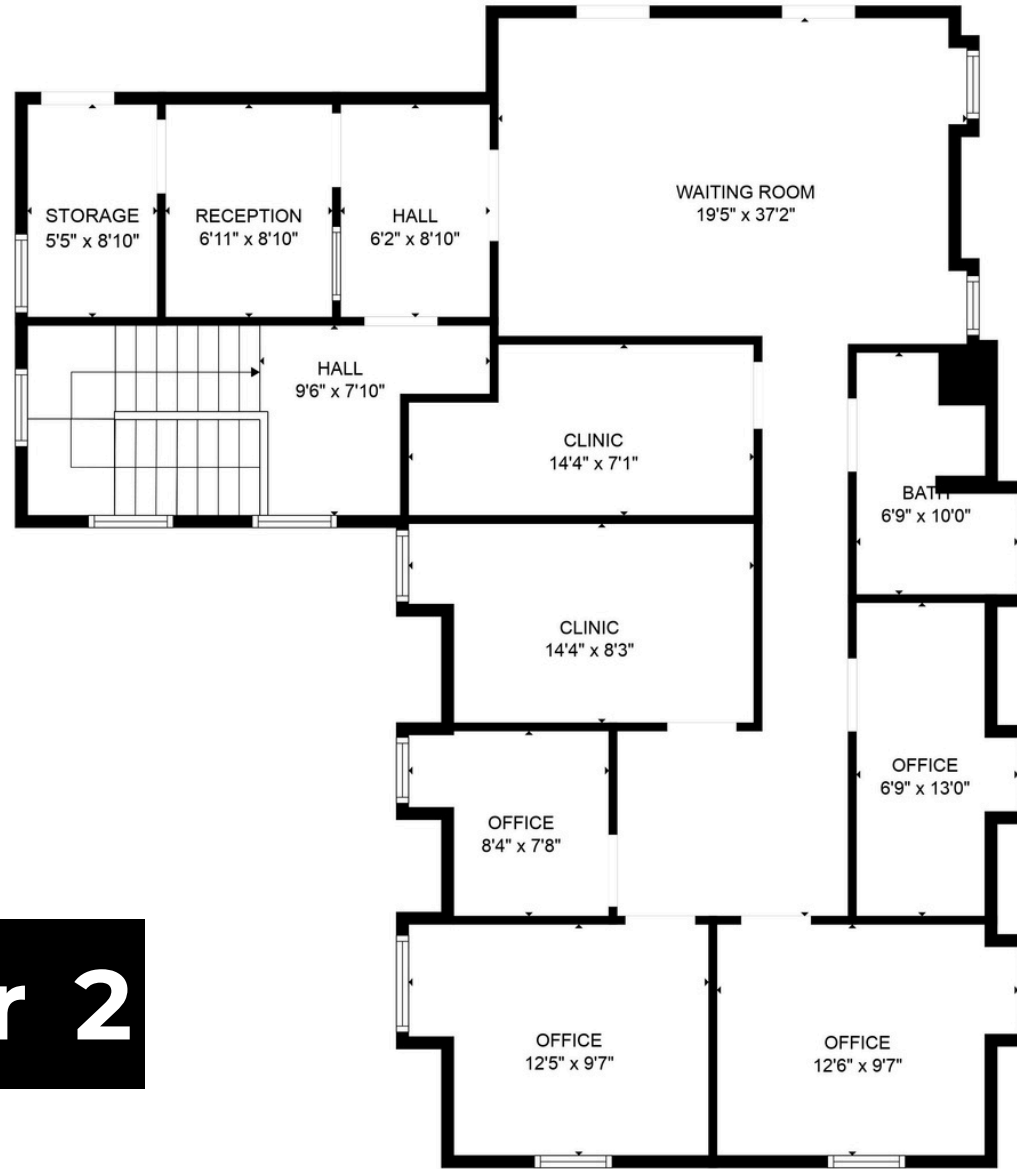


# FLOOR PLAN



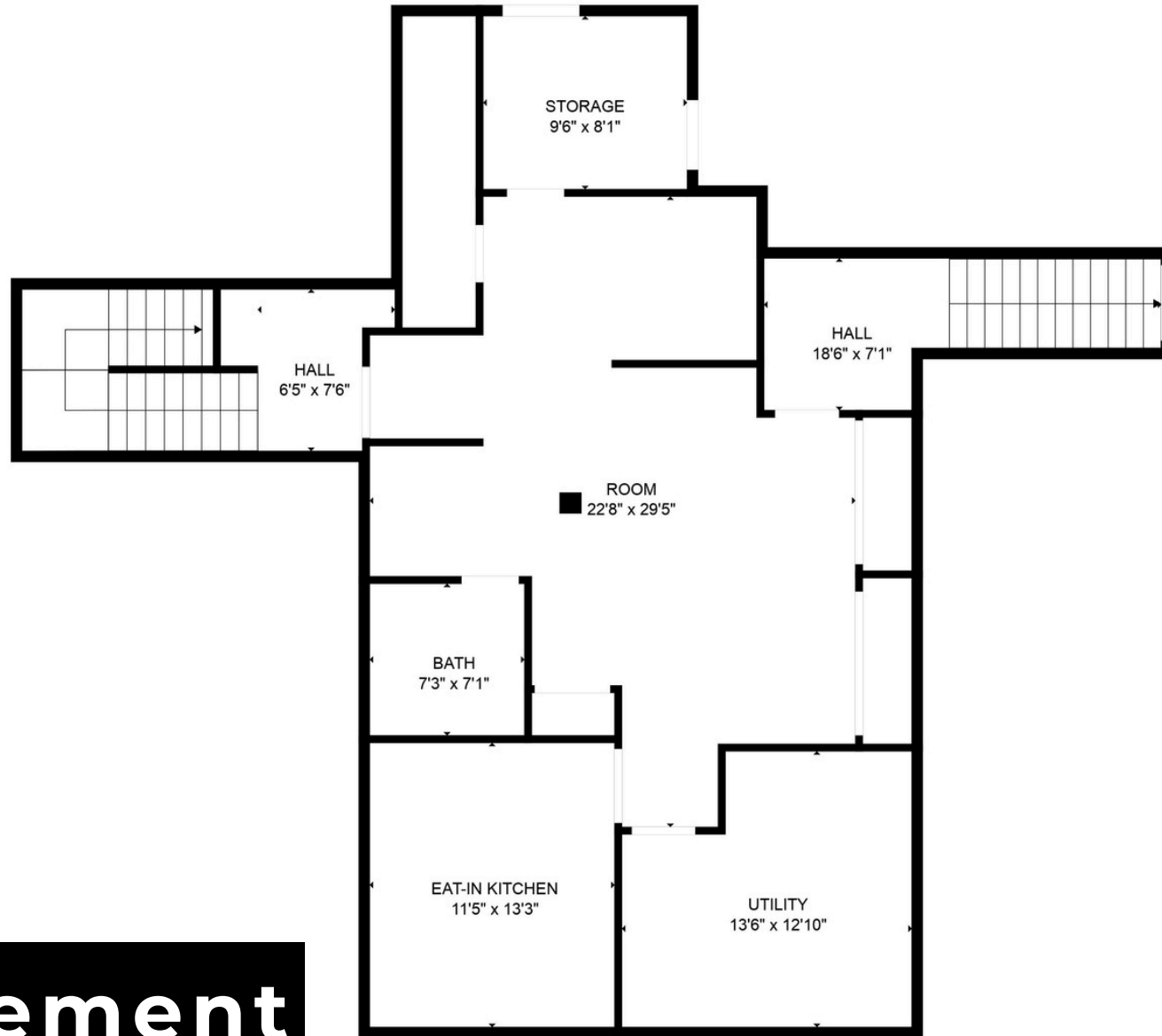
**Floor 1**

# FLOOR PLAN



**Floor 2**

# FLOOR PLAN



**Basement**

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# AERIAL VIEW

