

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Income-Producing Medical Condo Portfolio

166 Plaistow Rd Units 1 & 2, Plaistow, NH 03865

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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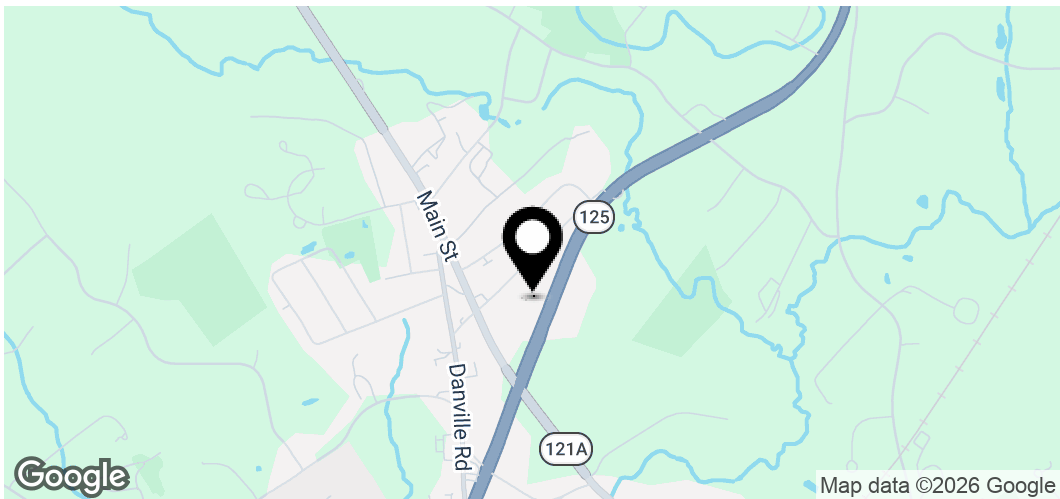
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Property Information

Section 1

Executive Summary

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Sale Price	\$900,000
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Offering Summary	
Price	\$900,000
Price per SF	\$194
Occupancy	100%
NOI	\$63,036.00
Cap Rate	7%

Location Overview

Situated on Route 125, a primary regional roadway carrying substantial daily vehicular traffic connecting interior southern New Hampshire directly to Northern Massachusetts. Located less than 3 miles north of the Massachusetts state line, the property benefits heavily from New Hampshire’s tax-free shopping and business environment. This tax structure acts as a major consumer and client magnet for neighboring Massachusetts communities including Haverhill, Methuen, and Lawrence. Positioned just 2.8 miles north of I-495 (Exit 51), providing seamless commuting access to Interstate 93, Route 101, and the greater Boston loop. Conveniently located within a 10–15 minute drive of downtown Haverhill (MBTA Commuter Rail access), Salem, NH, and Atkinson, NH.

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Property Details & Highlights

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Property Type	Office
Property Subtype	Medical
Unit Size	4,640 SF
Occupancy	100%
Lease term	4+ years with Option
Building Class	B
Year Built	1980
Year Last Renovated	2024
Number of Floors	1
Parking Spaces	105

This property presents a great investment opportunity with potential for premium returns. Attractive to 1031 participants and investors seeking consistent, hands-off income returns. This listing features two medical office-condos totaling 4,640 +/- with a prime location in Plaistow. Built in 1980 and thoughtfully renovated in 2017, it offers modern amenities suitable for a variety of professional uses. Zoned C-3, this property ensures versatility and potential for the discerning investor. With 100% single-tenant occupancy, this investment promises immediate returns. The added advantage of highway and transit connectivity, including Interstate 495 access, further enhances the appeal of this property. Don't miss the chance to acquire a prestigious and fully occupied medical office condo space in a thriving area.



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Additional Photos

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Location Information

Section 2

Retailer Map

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Location Map

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Demographics

Section 3

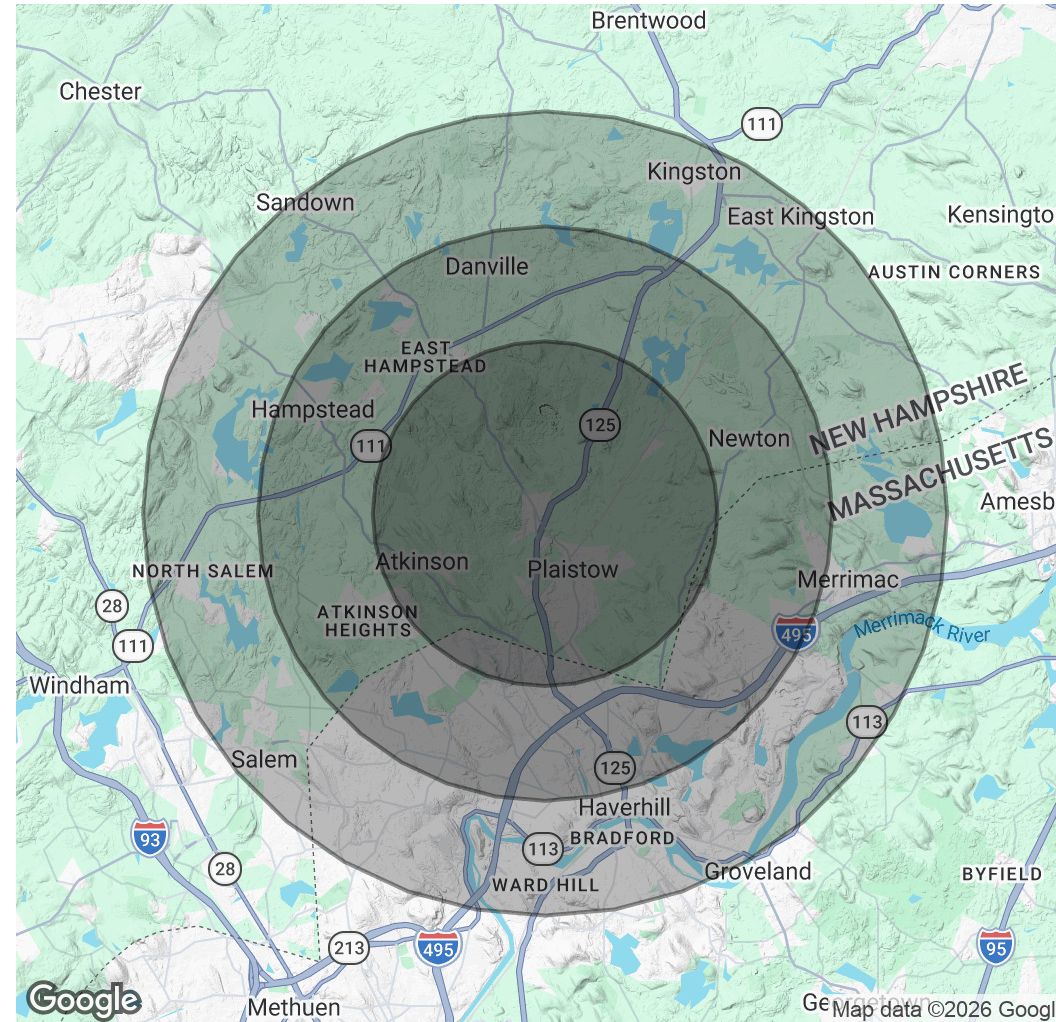
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	17,627	61,125	133,342
Average Age	45.2	44	43.4
Average Age (Male)	45.2	43.5	42.6
Average Age (Female)	44.6	44.2	44

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	7,015	23,675	52,602
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$144,653	\$130,446	\$126,017
Average House Value	\$465,979	\$470,219	\$470,703

2023 American Community Survey (ACS)



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Meet The Team

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