For Sale

Free-Standing Medical/Office

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438 Gonic Road
Rochester, NH

Property Highlights

- Highly visible 2,264± SF medical/office building on 1.58± acres at a lighted intersection with excellent frontage and curb cuts on Route 125/Gonic Road and Rochester Neck Road
- Currently fit-up as a veterinary clinic consisting of 2 waiting areas, lab/tech space, exam rooms, surgery room, radiology, office/library, and 2 restrooms
- Property is prime for redevelopment: Highway Commercial District supports retail, quick-service restaurant, car wash, and light industrial uses
- Municipal water and sewer are available along Rochester Neck Road; municipal water is also available on the west side of Gonic Road
- Easy access to the Lakes Region, White Mountains, and the Seacoast

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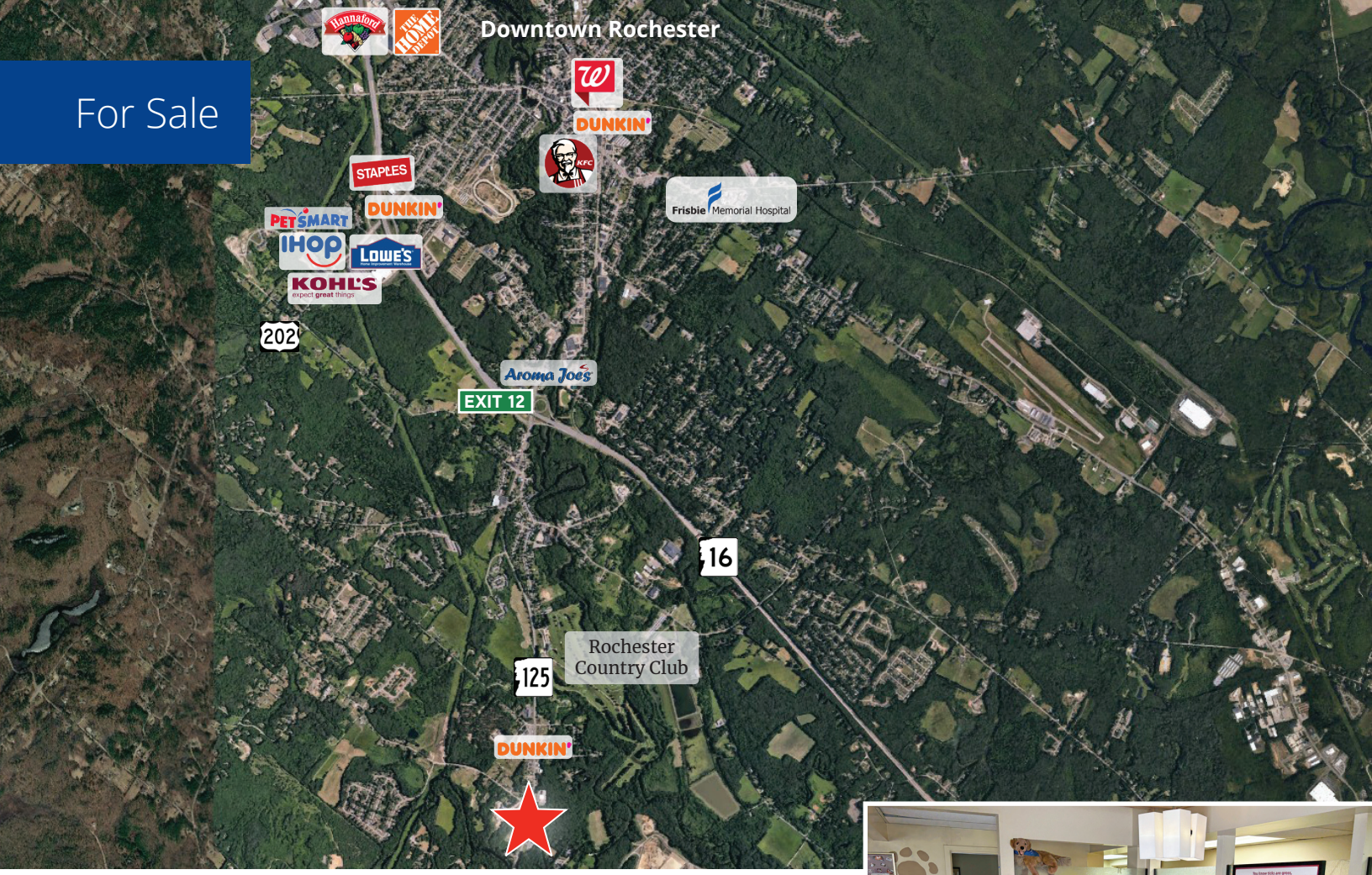
For Sale



Specifications

Address:	438 Gonic Road
Location:	Rochester, NH 03839
Building Type:	Medical
Year Built:	1970
Total Building SF:	2,264±
Floors:	1
Acreage:	1.58±
Road Frontage:	404'± on Rochester Neck Road 497'± on Gonic Road/Route 125
Traffic Count:	11,809± AADT per NHDOT 2025
Utilities*:	Private well & septic Propane
Zoning:	Highway Commercial
Parking:	16 on-site spaces
2025 Taxes:	$7,855
List Price:	$825,000

See Pages 1 & 4 for additional info on municipal utility availability.

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Contact us:

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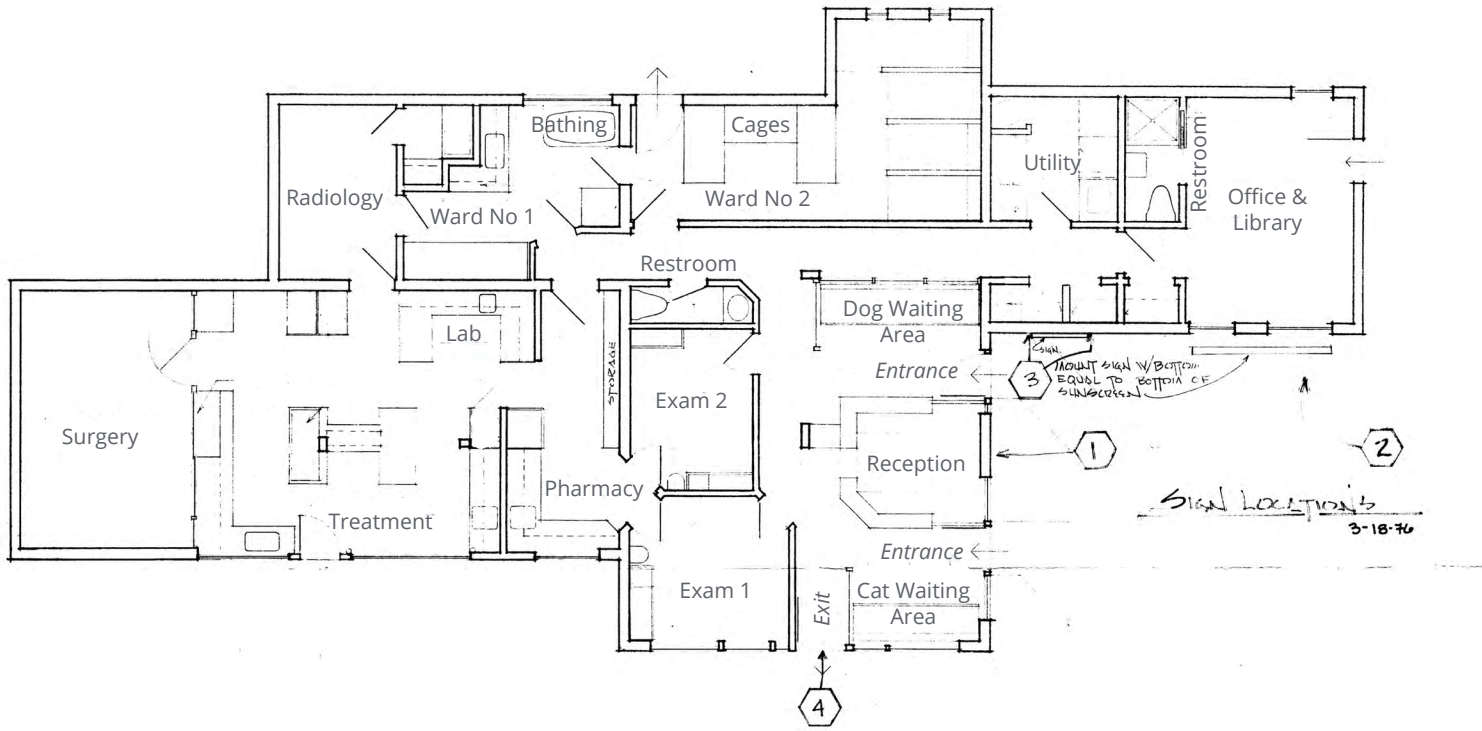
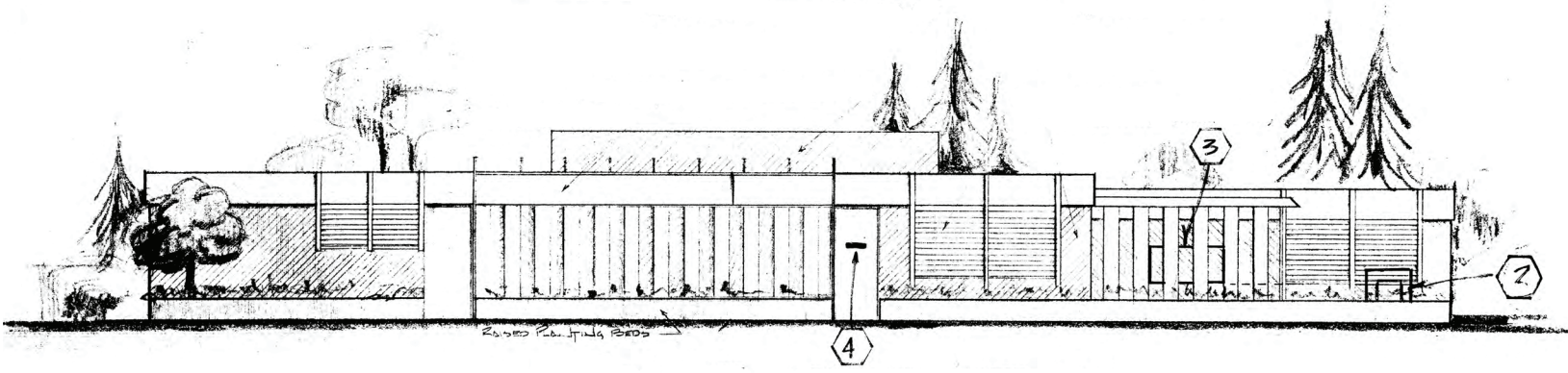
438 Gonic Road, Rochester, NH

Floor Plan & Elevation

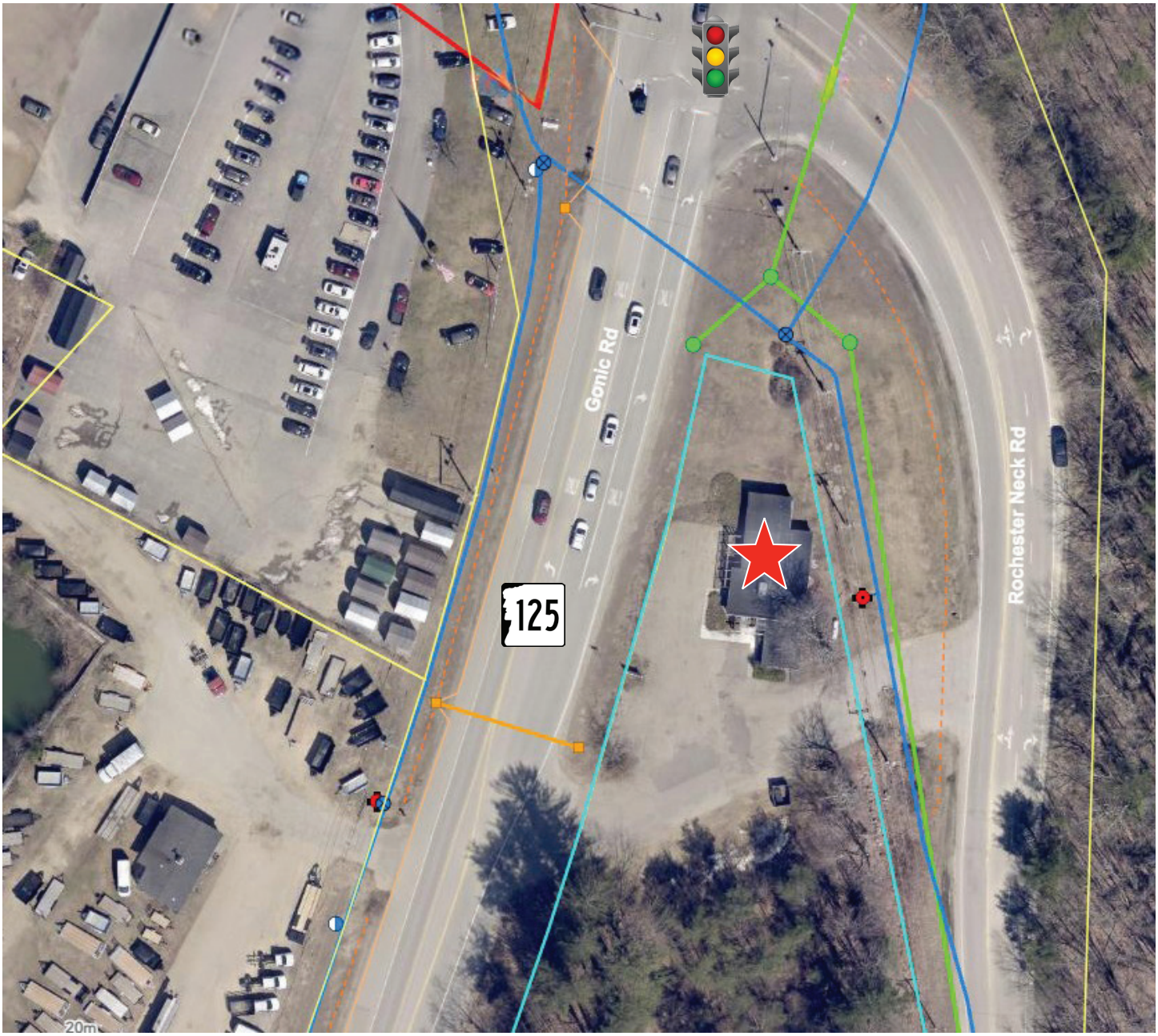




Front Elevation

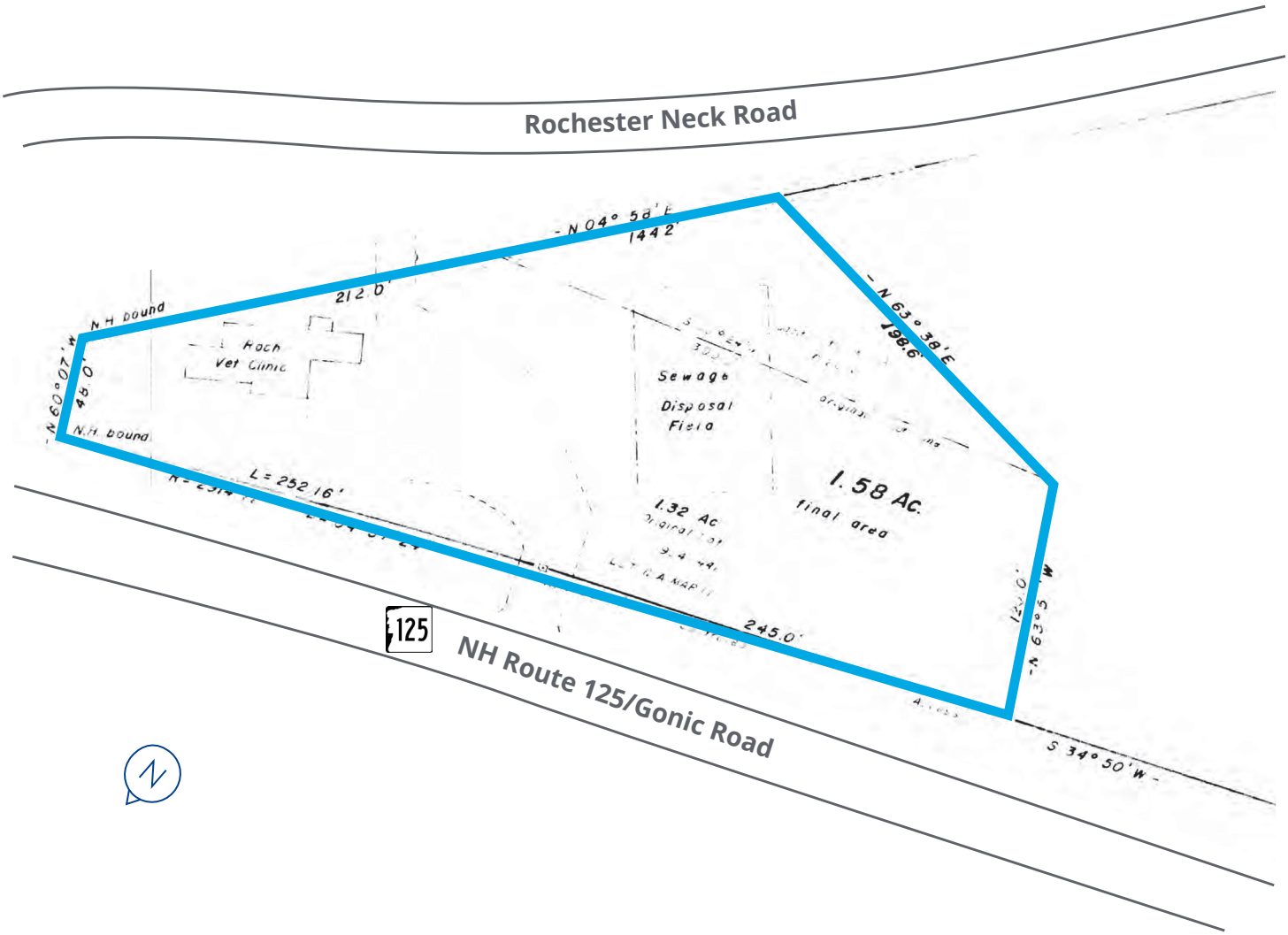
438 Gonic Road, Rochester, NH

GIS Utilities Map



Water

Sanitary sewer

438 Gonic Road, Rochester, NH

Site Plan