

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



207 Stage Road

207 Stage Road, Hampstead, NH 03841

Exclusively Represented By:

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OFFERING MEMORANDUM

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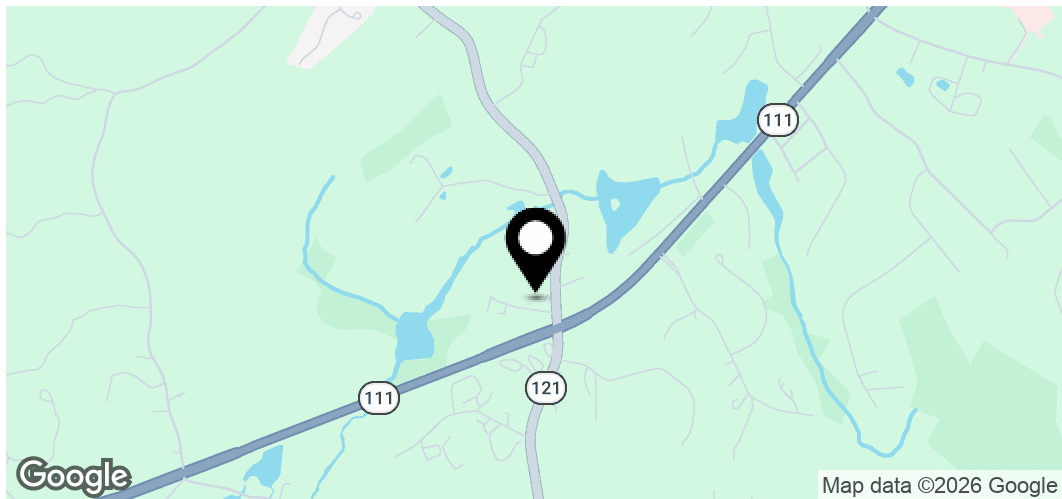


Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$2,100,000
Price / Bed	\$1,050,000
# of Beds	2
Occupancy	70%
NOI	\$157,802.00
# of Floors	1
Construction Type	Wood Frame
Site Size	1.3 Acres

Property Overview

207 Stage Road, Hampstead – Medical Office Investment Opportunity

207 Stage Road is a well-maintained, two-unit medical office building ideally located in the heart of Hampstead. Offering excellent visibility along Route 111, convenient access, and ample on-site parking for staff and patients, the property is well positioned to serve a variety of healthcare and professional office needs.

One unit is leased on a triple-net (NNN) basis, providing an established income stream, while the second unit is available for an owner-occupant or additional tenant. Both suites feature functional, flexible layouts adaptable to a variety of uses, including medical, dental, physical therapy, and wellness practices.

With its attractive curb appeal, practical design, and prominent location, 207 Stage Road presents an excellent opportunity for investors seeking income potential or healthcare professionals looking to establish or expand their presence in the Hampstead market.

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Property Description

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With its attractive curb appeal, practical design, and prominent location, 207 Stage Road presents an excellent opportunity for investors seeking income potential or healthcare professionals looking to establish or expand their presence in the Hampstead market.

Location Description

Centrally located on Route 121 (Stage Road), just off the intersection of Route 111 in Hampstead, this property offers excellent roadway visibility, convenient access, and easy navigation for patients, staff, and visitors. Its strategic location makes it an ideal setting for medical, dental, and other professional office uses.

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Complete Highlights

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Property Highlights

- Well-maintained, two-unit medical office building
- Prime location in the heart of Hampstead
- Excellent visibility along Route 111
- Convenient access and ample on-site parking
- One unit leased on a triple-net (NNN) basis, providing established rental income
- Second unit available for an owner-occupant or additional tenant
- Flexible suite layouts to accommodate a variety of healthcare uses
- Ideal for medical, dental, physical therapy, and wellness practices
- Attractive curb appeal and functional building design
- Excellent opportunity for investors or owner-users
- Potential to generate additional rental income
- Strategic location for establishing or expanding a professional healthcare presence

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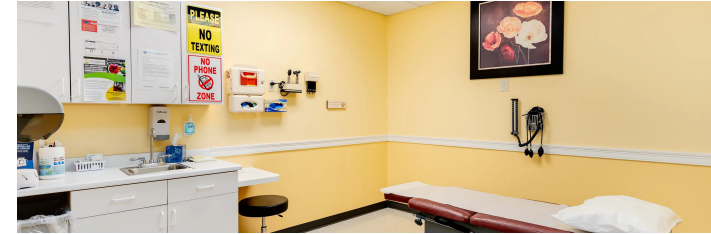
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Additional Photos

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Location Information

Section 2

Regional Map

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Aerial Map

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Demographics

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