

294 Route 101, Unit 3, Amherst, NH 03031

FLEXIBLE COMMERCIAL CONDO ALONG ROUTE 101

OFFICE FOR SALE | $225,000

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294 Route 101, Unit 3, Amherst, NH 03031

LOCATION & DEMOGRAPHICS

Aerial



Strategically located on NH Route 101, this property offers excellent visibility and convenient access to Amherst, Nashua, Bedford, and surrounding communities.

Demographics

5 Miles

Population	# of Household
67,990	25,884

Avg HH Income	# of Employees
$166,947	31,782

10 Miles

Population	# of Household
216,324	81,931

Avg HH Income	# of Employees
$150,928	133,695

15 Miles

Population	# of Household
409,458	154,693

Avg HH Income	# of Employees
$143,086	276,847

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Convenient access to NH Route 101 with quick connections to NH Route 101A, US Route 3

Strategically positioned along the high-traffic Route 101 corridor, surrounded by established retail, dining, and professional businesses

±2,016 SF
±1.85-acre
Office/Retail



Specifications

Address:	294 Route 101, Unit 3
Location:	Amherst, NH 03031
Building Type:	Office/Retail
Year Built:	1987
Unit Size:	±2,016 SF
Land Size:	1.85 ac
Floors:	1
Largest Nearby Street:	NH Route 111
Zoning:	LC
Parking Space:	On-site Surface Parking (± 30 shared spaces)
Listing Price	$225,000





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Property Highlights

- 2,016 ± SF Office/Retail Commercial Condominium
- Flexible open floor plan with private office
- High-visibility location on NH Route 101
- Excellent signage opportunity with existing roof sign brackets
- Ideal for retail, office, medical, or service businesses
- Opportunity to subdivide for owner occupancy and rental income
- Ample shared on-site parking
- Located in the Limited Commercial (LC) zoning district
- Convenient access to Nashua, Bedford, Milford, and Manchester
- Surrounded by established retail, dining, and professional businesses
- Professionally managed commercial condominium association
- Offered at $225,000 (approximately $111.61/SF)

IDEAL FOR:
Professional Office • Retail Boutique • Medical or Dental Office • Wellness & Therapy Practice • Salon or Spa • Fitness or Yoga Studio

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