



**1 MOUND COURT
MERRIMACK, NH**

**OFFICE
CONDOMINIUM
FOR SALE OR LEASE**



**ALEXANDER BERUBE
ASSOCIATE
603-856-4445**



www.TheCREassociates.com | 603.262.3555 | 169 South River Road, Suite 1, Bedford, NH



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:** \$495,000
- **Lease Price:** \$9/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 \$1,122.16/month; 2025 taxes \$14,778/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

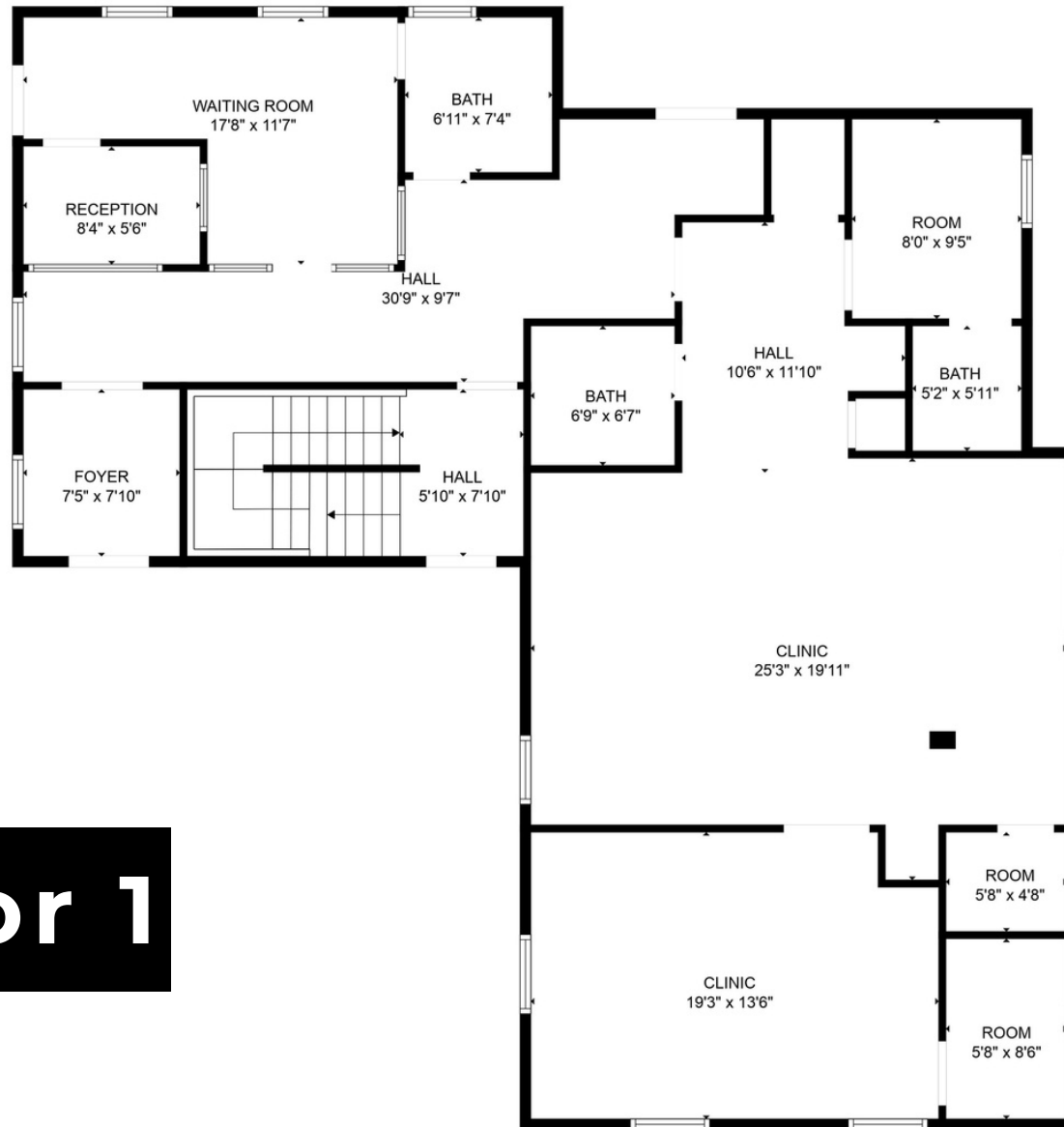


EXTERIOR PHOTOS



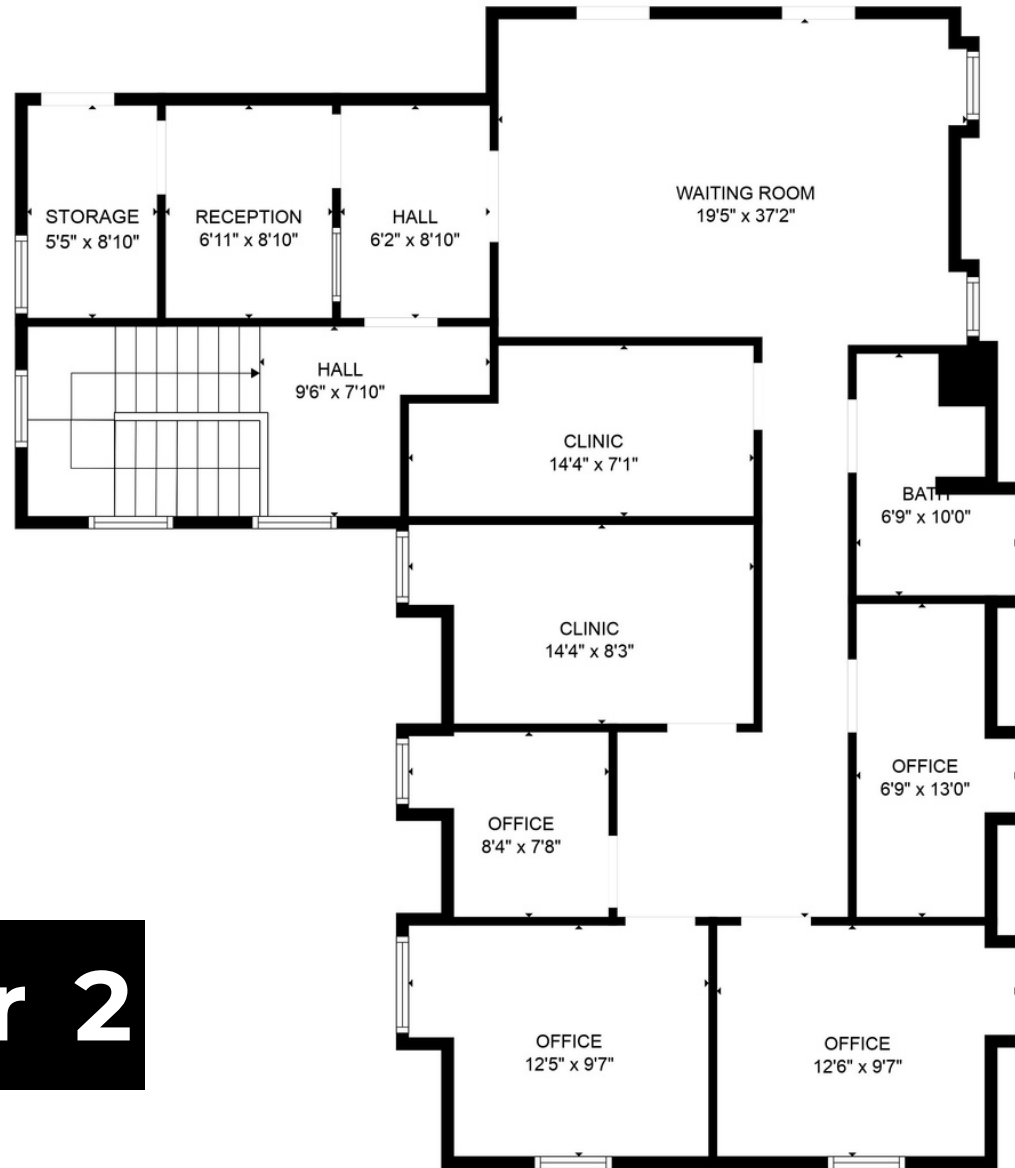
FLOOR PLAN

Floor 1

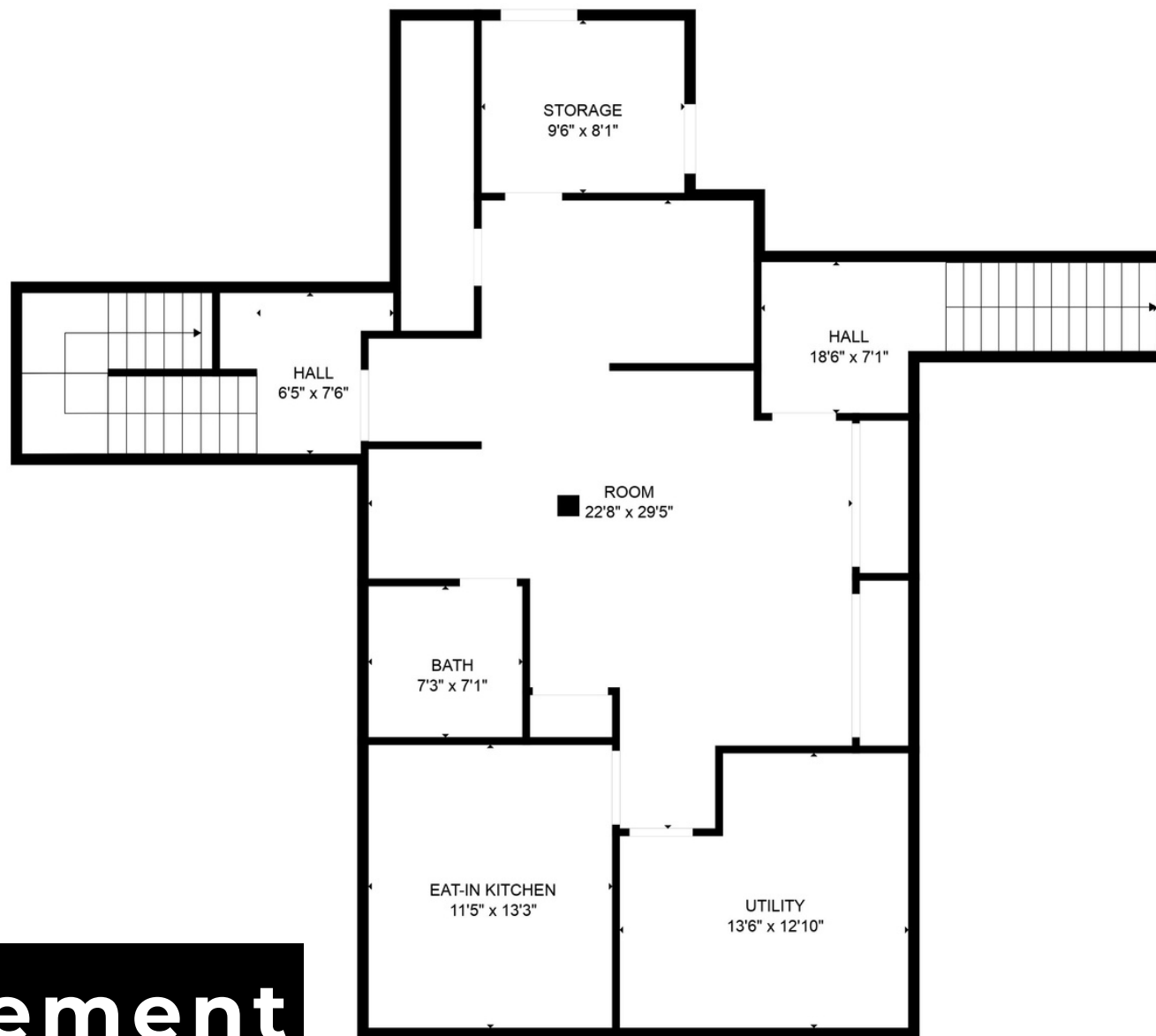


FLOOR PLAN

Floor 2



FLOOR PLAN



Basement

AERIAL VIEW

