

10 NORTHERN BLVD.
AMHERST, NEW HAMPSHIRE

AVAILABLE
±2,406 SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



CONDO / OFFICE

Year Built:
1983

Space Available:
Upper: +1,206 SF
Lower: +1,200 SF
Combined: ±2,406 SF

Parking:
Surface

Zoning:
Industrial | Retail Condo

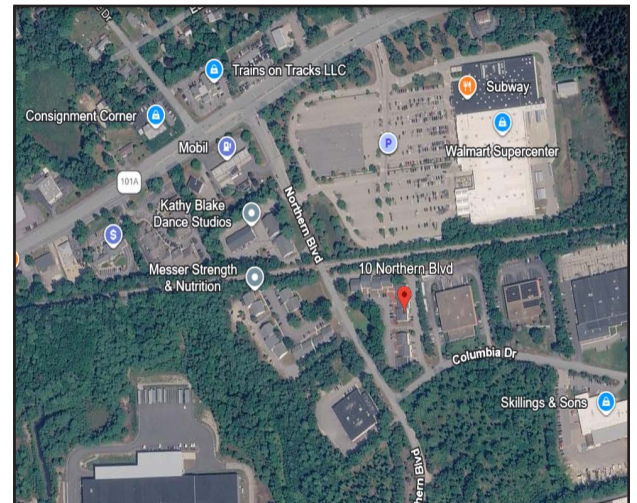
HVAC:
Heat Fuel - Oil
Heat Type - Forced
Duct Air A/C - Central

Utilities:
Water: Pennichuck Gas:
Liberty

Signage:
• Front Entry
• Directory

Stories:
2 Story

Amenities:
• 8 Private Offices
• 2 Bathrooms
• Dual street-level
access to both levels



Highway Access:
< .5 miles to NH Routes 101A
< 2.6 miles to NH Route 101
< 7.7 miles to Route 13

DEANE NAVAROLI
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WRCRE.COM

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PROPERTY DESCRIPTION

Unit 11 at 10 Northern Boulevard presents an excellent opportunity to purchase a versatile commercial condominium within a well-maintained, professionally managed property located in the heart of Amherst's established business corridor. The unit is well suited for owner-occupants or investors seeking office, professional services, or light commercial use in a convenient and accessible location.

The space offers an efficient and flexible floor plan with ample natural light, creating a comfortable and productive work environment. The interior is clean and modern, allowing for a variety of layouts ranging from private offices to open workspaces. The property includes on-site parking and easy access for both employees and clients. Strategically located just minutes from Route 101A, the property provides strong regional connectivity to Nashua, Milford, and the greater Southern New Hampshire market. Nearby retail, dining, and service amenities further enhance the appeal for daily operations. Property is walking distance from Walmart Supercenter. Unit 11 represents a compelling opportunity to own commercial space in a desirable Amherst location with long-term value, accessibility, and flexibility.



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