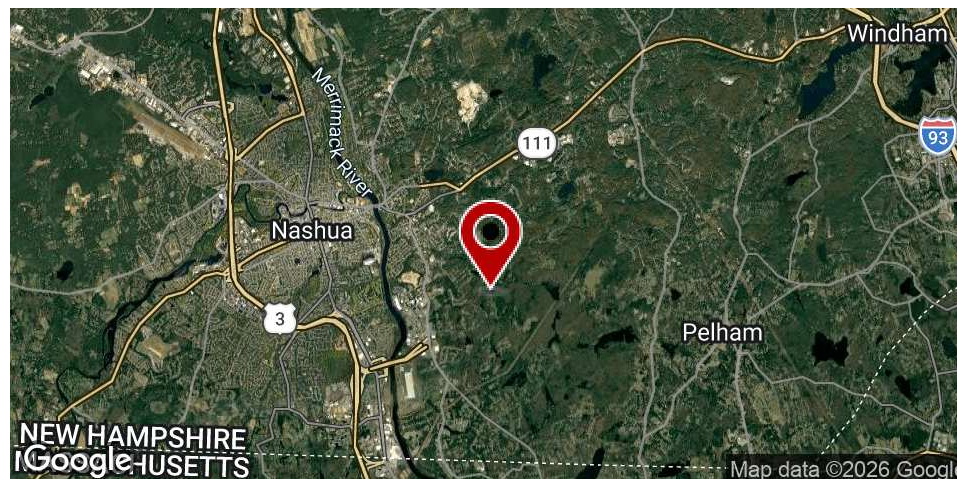


HUDSON, NH DUPLEX INVESTMENT OPPORTUNITY

94 Wason Rd, Hudson, NH 03051



PROPERTY DESCRIPTION

94 Wason Road presents an excellent opportunity to acquire a townhouse-style duplex with significant value-add potential. Each unit features a first-floor living room, kitchen, and half bath, with two bedrooms and a full bath on the second floor. The property offers investors, contractors, or owner-occupants the flexibility to renovate, reposition, and maximize value through improved rents or resale with a strong rental demand in the area.

LOCATION DESCRIPTION

Ideally located on Wason Road in Hudson, NH, this property offers the ideal blend of suburban living and commuter convenience. Just minutes from Route 3 (Everett Turnpike), residents enjoy easy access to Nashua, Manchester, and the Massachusetts border. Nearby shopping, dining, schools, healthcare, and recreational amenities, including Benson Park and local trails, enhance everyday living. Hudson's strong community, highly regarded schools, and proximity to major employment centers make it one of southern New Hampshire's most desirable residential markets.

OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	2
Lot Size:	1.39 Acres
Building Size:	2,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	521	12,768	44,212
Total Population	1,382	32,427	113,983
Average HH Income	\$161,079	\$127,737	\$127,787

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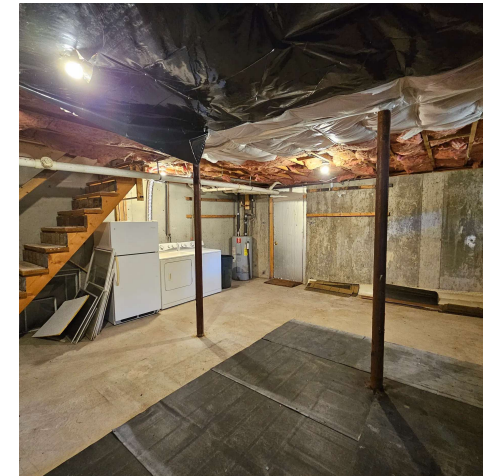
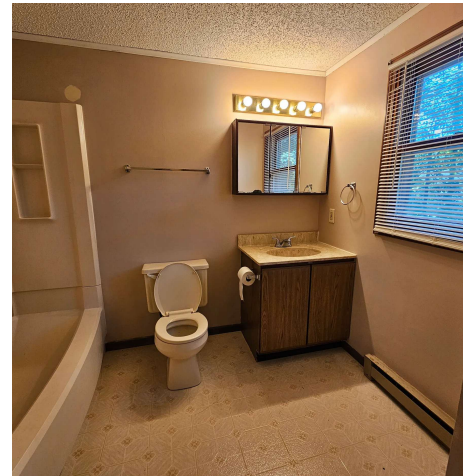
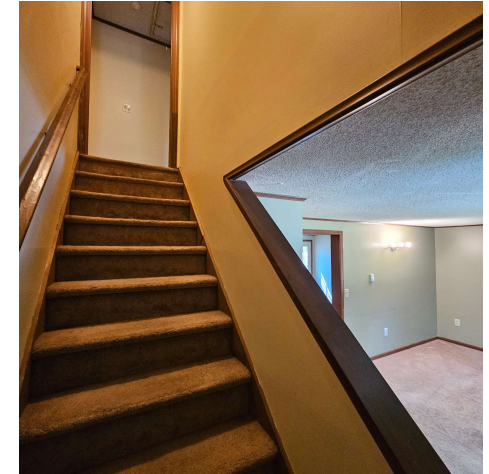
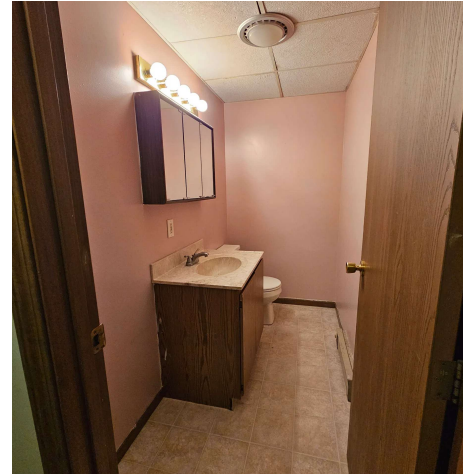
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MULTIFAMILY FOR SALE

HUDSON, NH DUPLEX INVESTMENT OPPORTUNITY

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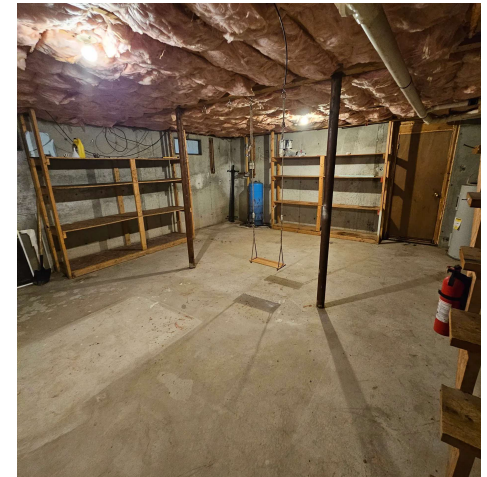
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BUILDING INFORMATION

Utilities	Septic, Well, Electric Heat, (old oil heat system)
Tenancy	Delivered vacant
Number of Floors	2
Year Built	1985
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Value-add duplex opportunity in desirable Hudson, NH
- Delivered vacant two-unit property offering immediate renovation and repositioning potential
- Townhouse-style layouts with functional two-story floor plans
- First-floor living room, kitchen, and half bath
- Second-floor with two bedrooms and one full bathroom
- Ideal opportunity for investors, contractors, or owner-occupants seeking to add value
- Potential to improve finishes, increase rental income, and build equity
- Strong southern New Hampshire location with convenient access to Route 3, Nashua, Manchester, and the Massachusetts border
- Close proximity to shopping, dining, employment centers, and community amenities
- Excellent opportunity to acquire a multifamily asset in a high-demand residential market



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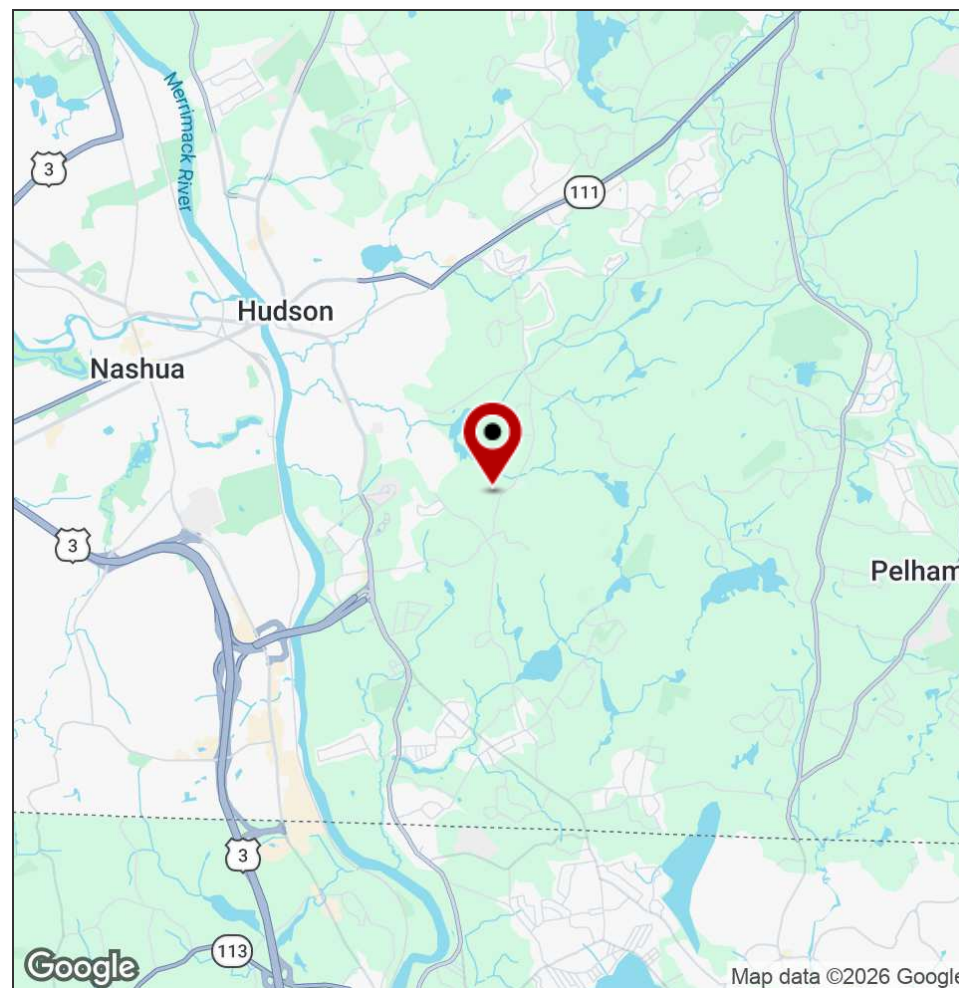
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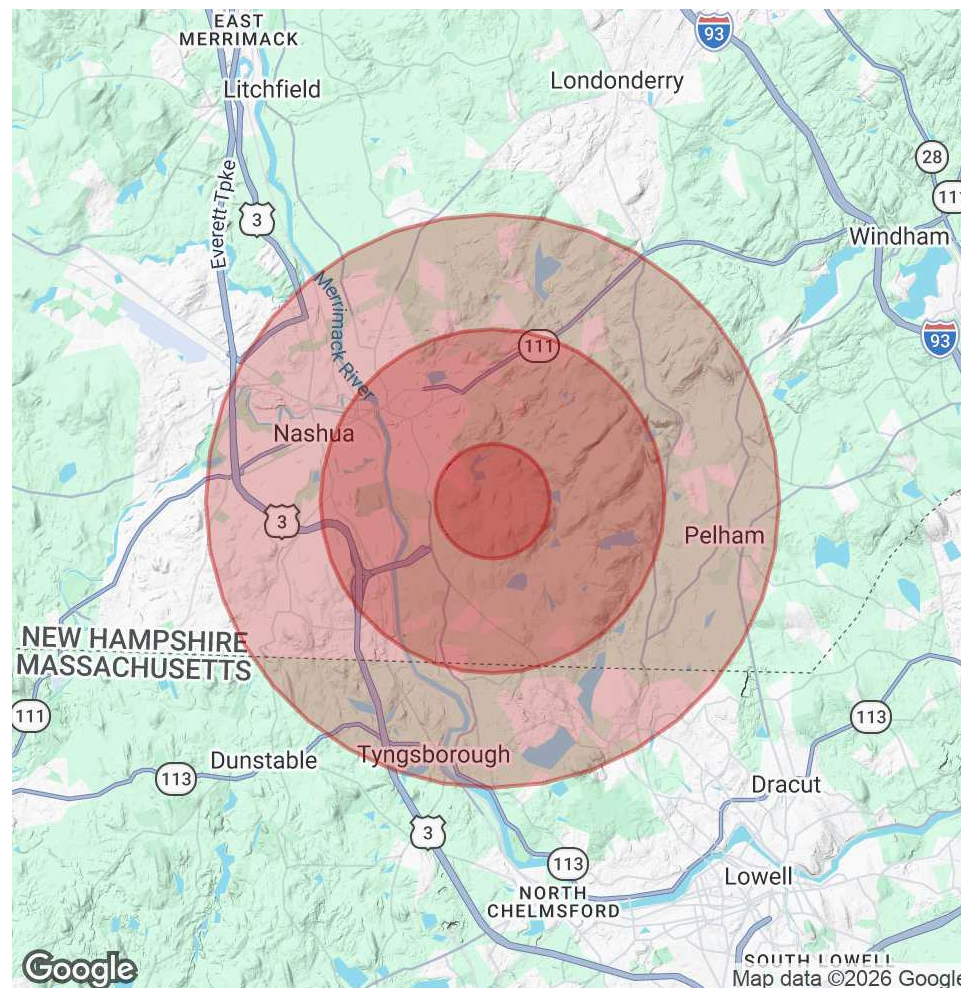
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,382	32,427	113,983
Average Age	55.6	42.8	41.5
Average Age (Male)	47.8	42.4	40.4
Average Age (Female)	60.9	43.5	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	521	12,768	44,212
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$161,079	\$127,737	\$127,787
Average House Value	\$528,427	\$421,469	\$430,167

2023 American Community Survey (ACS)



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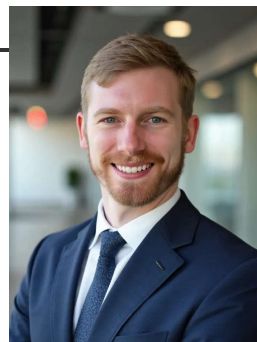


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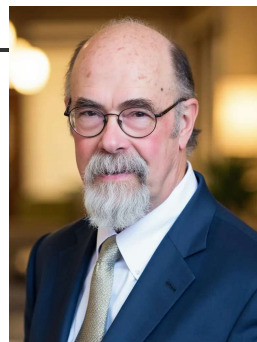


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