



SPERRY
COMMERCIAL REALTY ASSOCIATES

**29 RIVERSIDE ST # C
NASHUA, NH 03062**

Medical/Professional Office for Sale



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Property Summary



FOR SALE |



PROPERTY DESCRIPTION

Located just 1.2 miles from Everett Turnpike Exit 5W, this updated office space offers a turnkey opportunity in a thriving medical hub. Positioned on the 2nd floor with an ADA-compliant lift, this space is well-equipped for professionals seeking a modern, functional, and accessible office.

This well-maintained and strategically positioned office is an excellent opportunity for healthcare professionals or investors looking to establish a presence in Nashua's growing medical corridor.

PROPERTY HIGHLIGHTS

- Waiting room with reception area
- In-unit restroom, with two additional ADA-compliant restrooms in the common area
- Ample parking with 48 on-site spaces
- Cameras securing common area

LOCATION DESCRIPTION

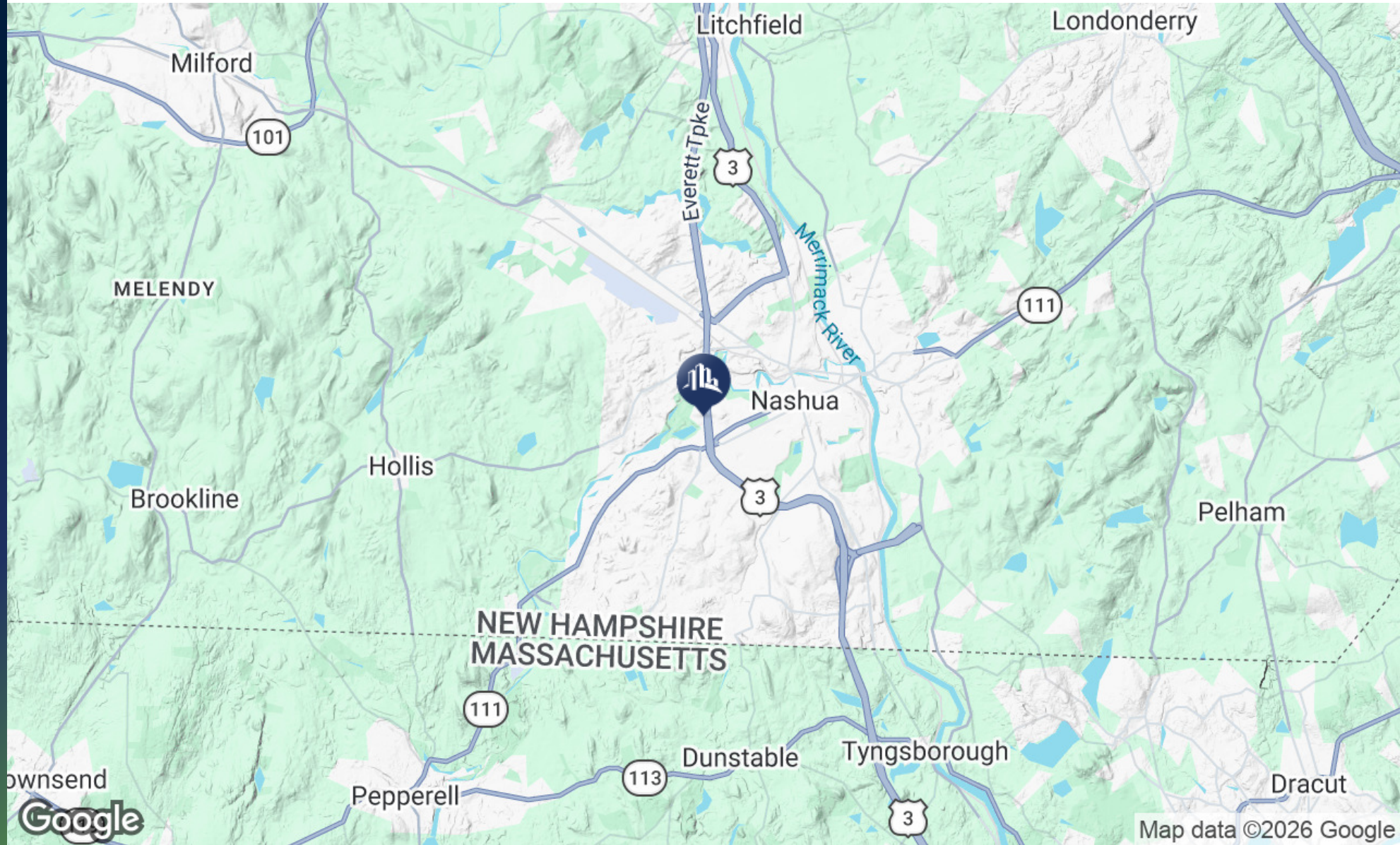
Ideally situated in downtown Nashua, this property benefits from a prominent location along Riverside Street with convenient access to Main Street, Route 3 (Everett Turnpike), and the Massachusetts border. Surrounded by a mix of retail, office, residential, and dining establishments, the area offers excellent accessibility and strong visibility within one of Southern New Hampshire's most active commercial markets. Its central location provides easy access for employees, customers, and visitors while placing businesses within minutes of Nashua's vibrant downtown amenities and major regional transportation routes.

OFFERING SUMMARY

Sale Price:	\$349,900
Building Size:	2,750 SF

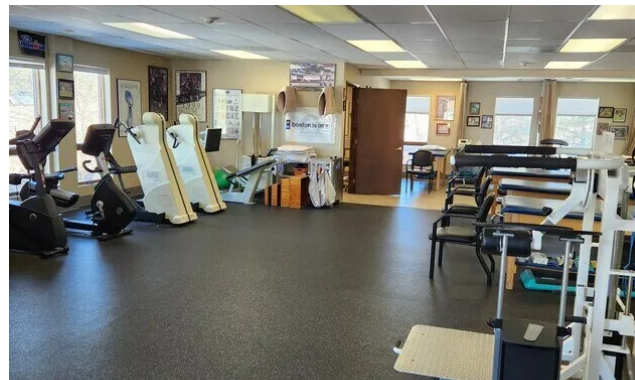
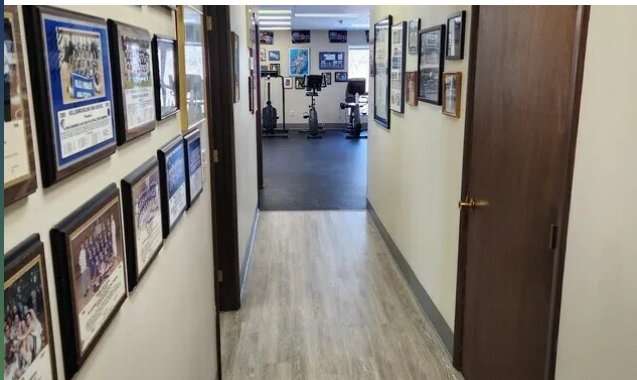
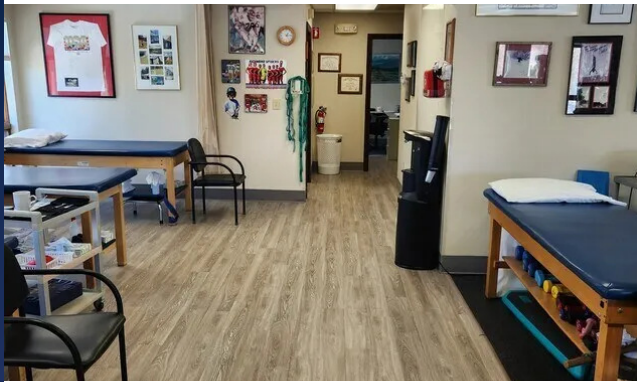
Location Map

FOR SALE |



Additional Photos

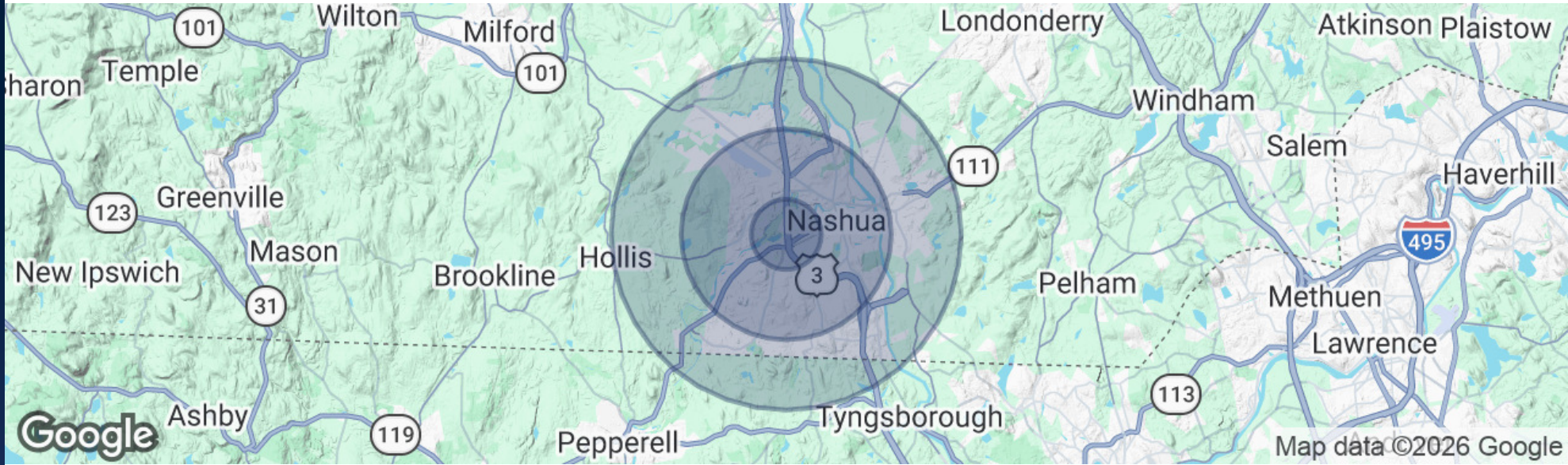
FOR SALE |



Demographics Map & Report



FOR SALE |



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,782	76,976	118,293
Average Age	39.0	41.5	42.0
Average Age (Male)	37.1	39.6	40.4
Average Age (Female)	39.9	42.9	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,867	30,473	47,590
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$118,926	\$120,258	\$127,298
Average House Value	\$326,717	\$384,164	\$407,571

2023 American Community Survey (ACS)