

RETAIL FOR LEASE

CITIZENS BANK BUILDING

15 Main St, Keene, NH 03431



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 15 Main St, Keene, NH. The two-story brick veneer building, built in 1900 and renovated in 1986, contains 6,578 sq ft of retail space on the first floor and 6,010 sq ft of office space on the second floor. It offers a blend of historic charm and modern functionality. With its versatile zoning (DT-C), this property presents opportunities in retail, office and residential conversion. Keene is known for being a regional hub for business and retail and also has a substantial amount of student housing.

PROPERTY HIGHLIGHTS

- Highly visible storefront with excellent foot traffic
- Versatile space for retail concept
- Zoned DT-C (allows for residential conversion)

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Lot Size:	14,243 SF
Building Size:	12,588 SF
Parking	Drive-thru teller; plus 7 parking spaces
Utilities	City water & sewer; natural gas

SPACES	LEASE RATE	SPACE SIZE
1st Floor	\$10.00 SF/yr	6,578 SF
2nd Floor	\$10.00 SF/yr	6,010 SF

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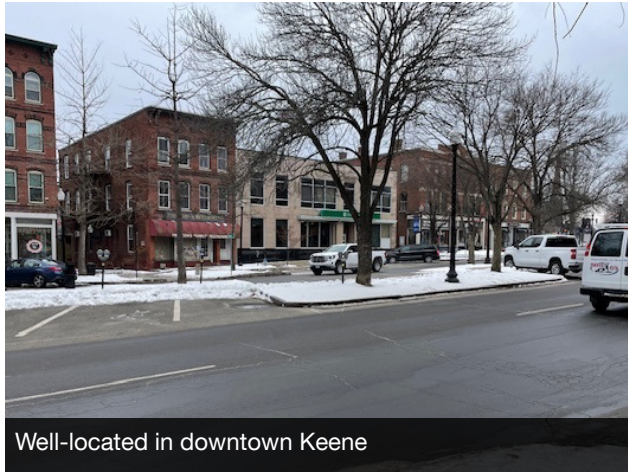
KELLER WILLIAMS COASTAL REALTY
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Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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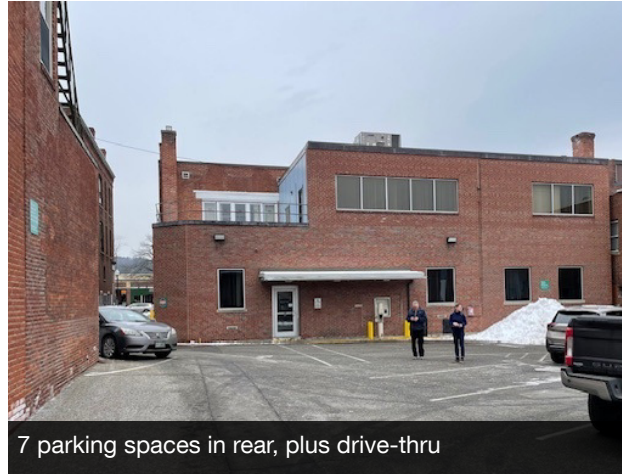
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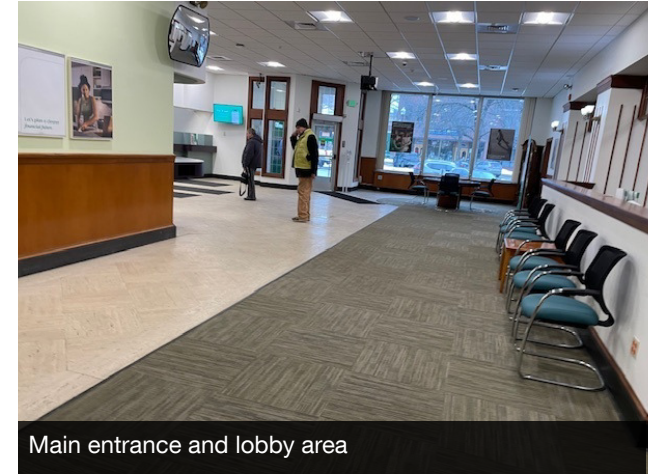
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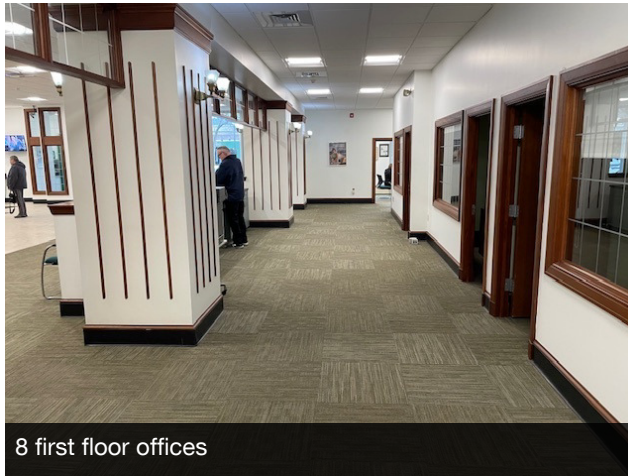
Well-located in downtown Keene



7 parking spaces in rear, plus drive-thru



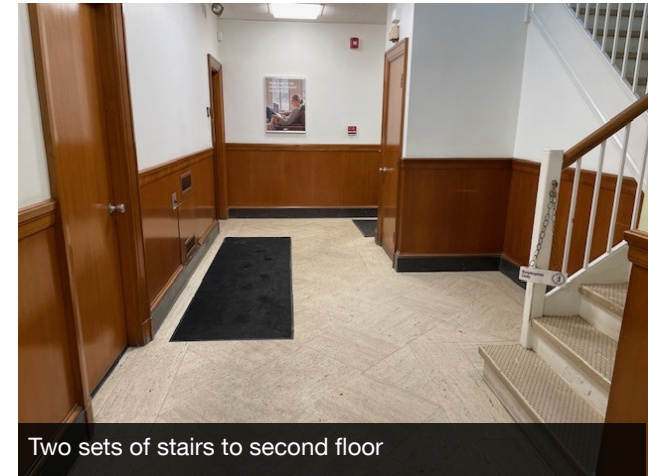
Main entrance and lobby area



8 first floor offices



Safe deposit box and vault area



Two sets of stairs to second floor

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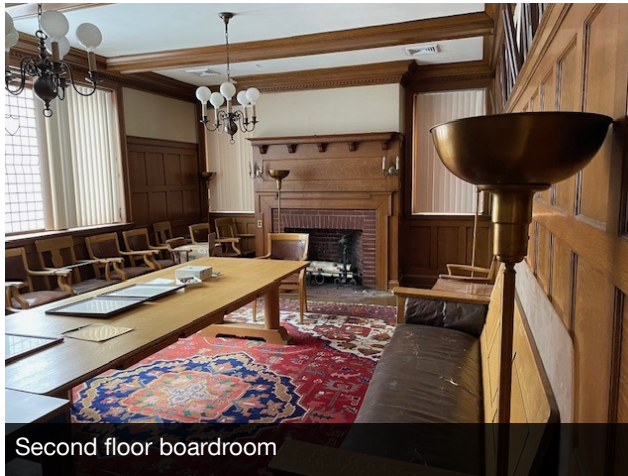
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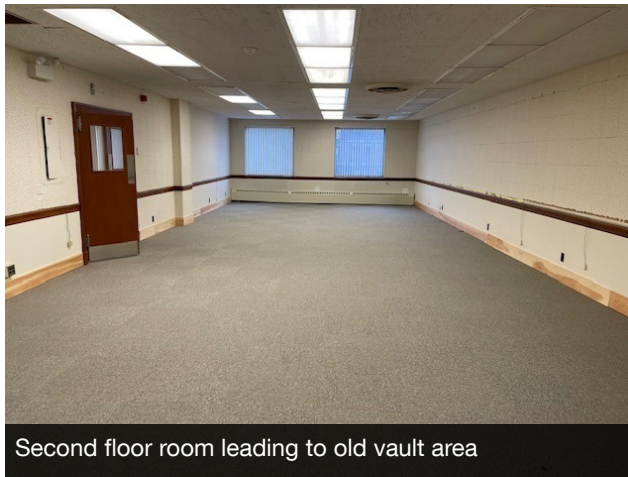
Second floor boardroom



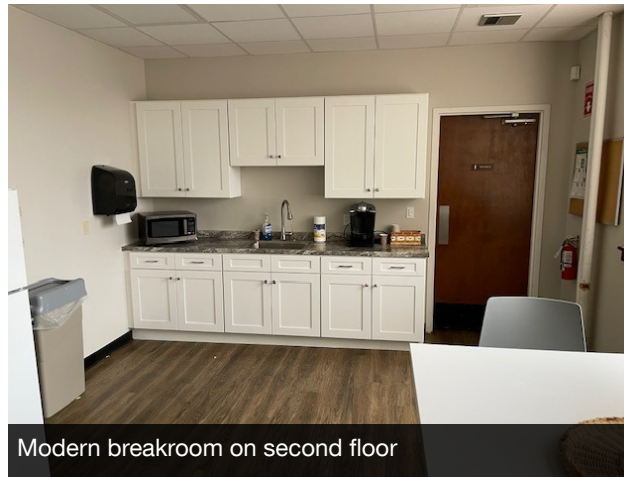
Historical charm



5 large vacant rooms on second floor



Second floor room leading to old vault area



Modern breakroom on second floor



Well-maintained property; 2 new Buderus boilers in 2021

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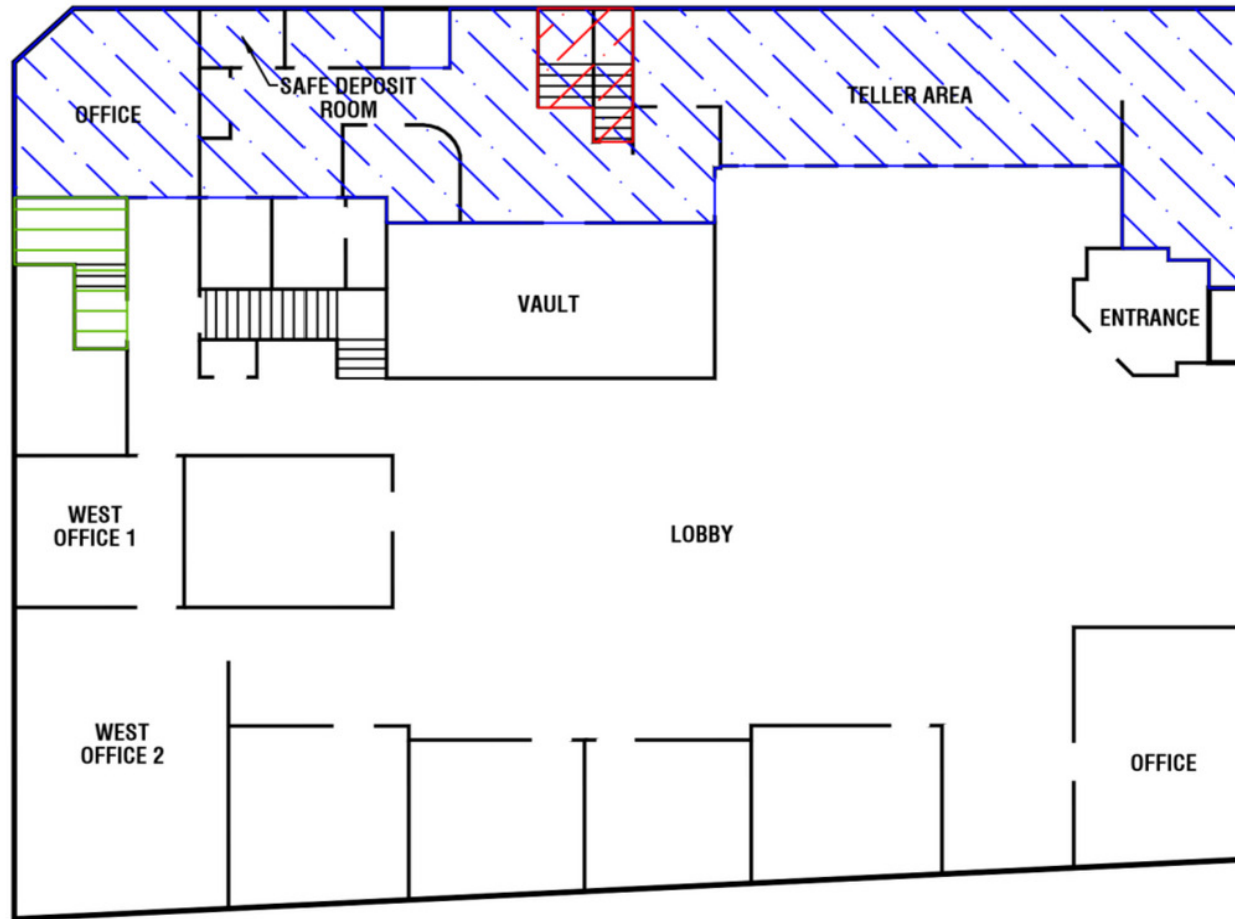
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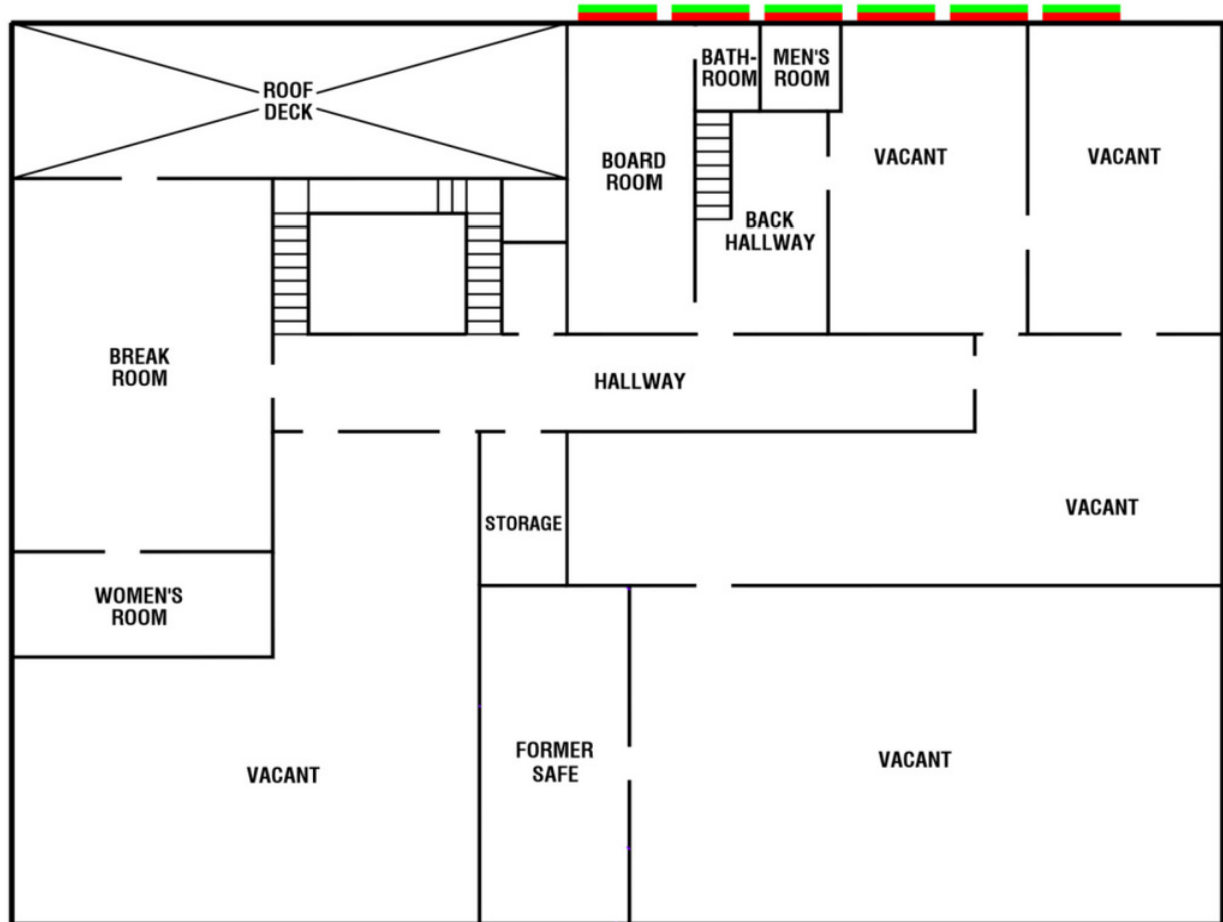
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SECOND FLOOR

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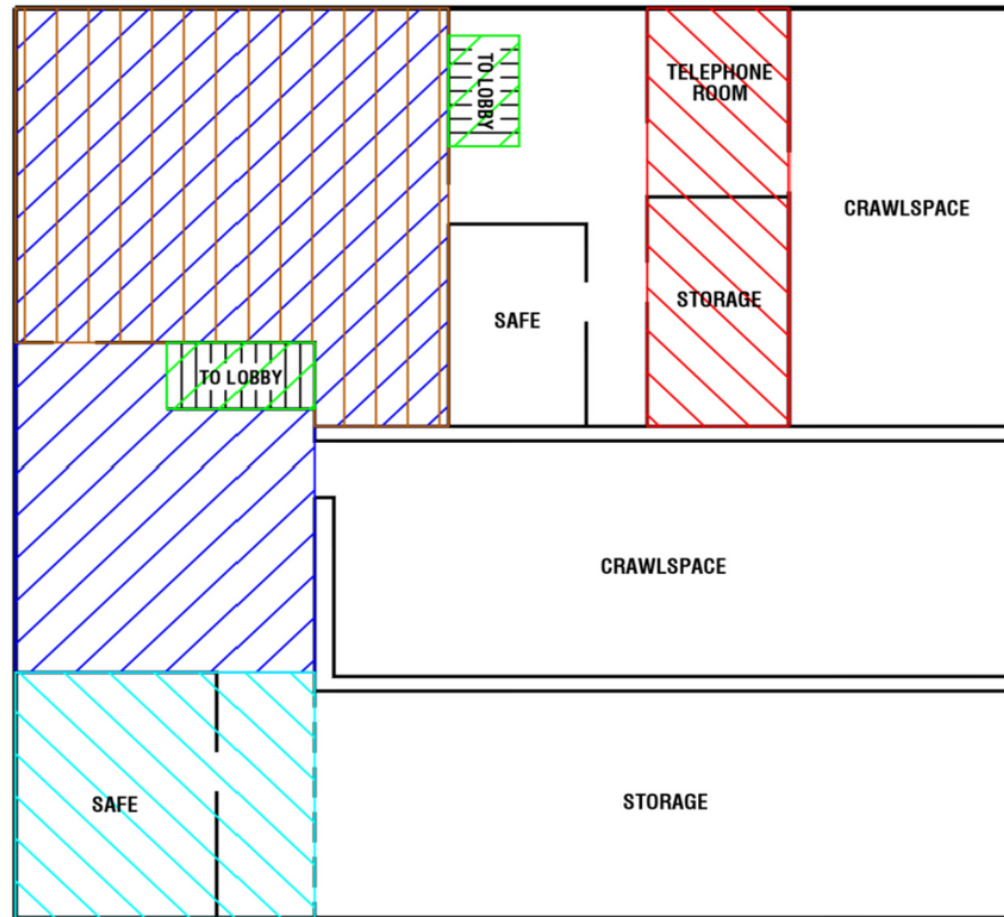
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BASEMENT

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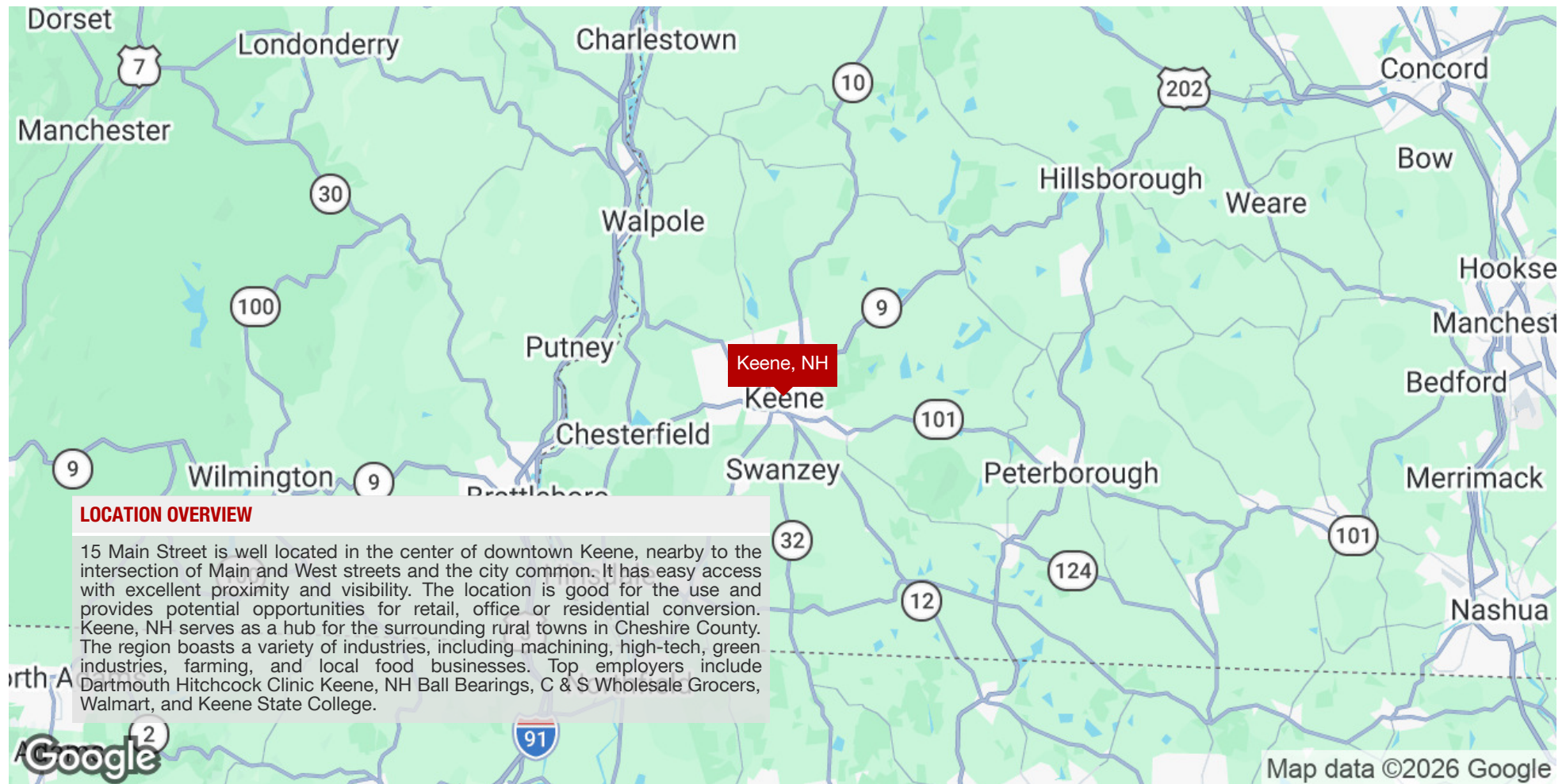
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LOCATION OVERVIEW

15 Main Street is well located in the center of downtown Keene, nearby to the intersection of Main and West streets and the city common. It has easy access with excellent proximity and visibility. The location is good for the use and provides potential opportunities for retail, office or residential conversion. Keene, NH serves as a hub for the surrounding rural towns in Cheshire County. The region boasts a variety of industries, including machining, high-tech, green industries, farming, and local food businesses. Top employers include Dartmouth Hitchcock Clinic Keene, NH Ball Bearings, C & S Wholesale Grocers, Walmart, and Keene State College.

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