

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Commercial and Residential Zoned Building in Andover

10 Potters Road, Andover, NH 03216

Exclusively Represented By:

Mitch Hamel

Broker

603.527.1111

mitch.hamel@verani.com

OFFERING MEMORANDUM

Contact

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Mitch Hamel

mitch.hamel@verani.com

Direct: **603.527.1111** | Cell: **603.387.7027**

Berkshire Hathaway HomeServices
Verani Realty
287 Daniel Webster Hwy.,
Belmont, NH 03220
603.527.1111

Mitch Hamel
Broker
603.527.1111
mitch.hamel@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
287 Daniel Webster Hwy.
Belmont, NH 03220
603.527.1111
[View Website](#)

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mitch.hamel@verani.com

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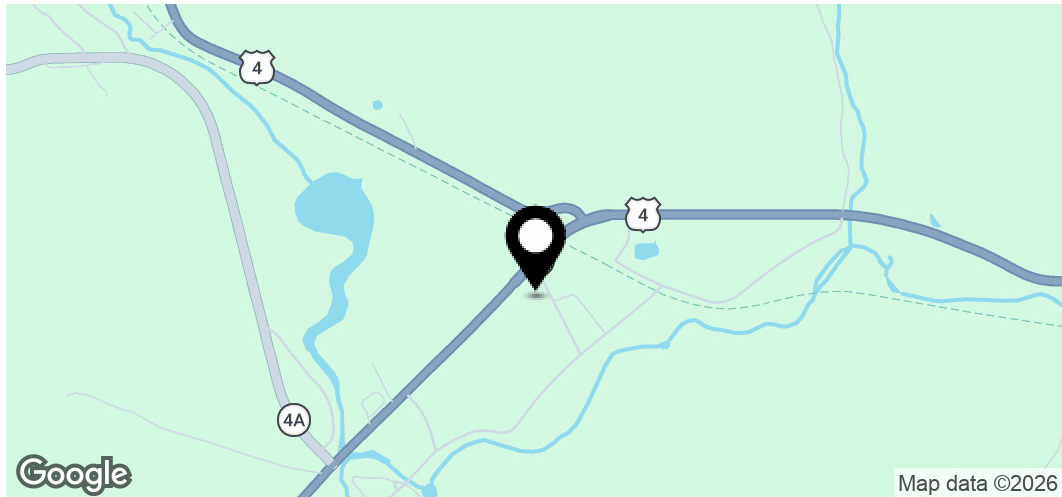
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$550,000
Price / GSF	\$177.48
Site Size	1.6 Acres
Year Built	1950
Zoning	Village

Property Overview

Opportunity awaits in Andover! This 1.6-acre parcel offers a versatile location with Village zoning that allows for both commercial and residential purposes. The property includes a one-story building currently suited for electrical or utility use, providing an existing structure for the next owner to utilize. Only Tract 1 is being conveyed. A unique opportunity to own a flexible piece of property in a convenient Andover location with potential for a variety of uses. Buyers are encouraged to verify permitted uses and development possibilities with the Town.

Location Overview

1.6-acre parcel in Andover with Village zoning, major road frontage, and an existing one-story building suited for utility or office-related use.

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Broker
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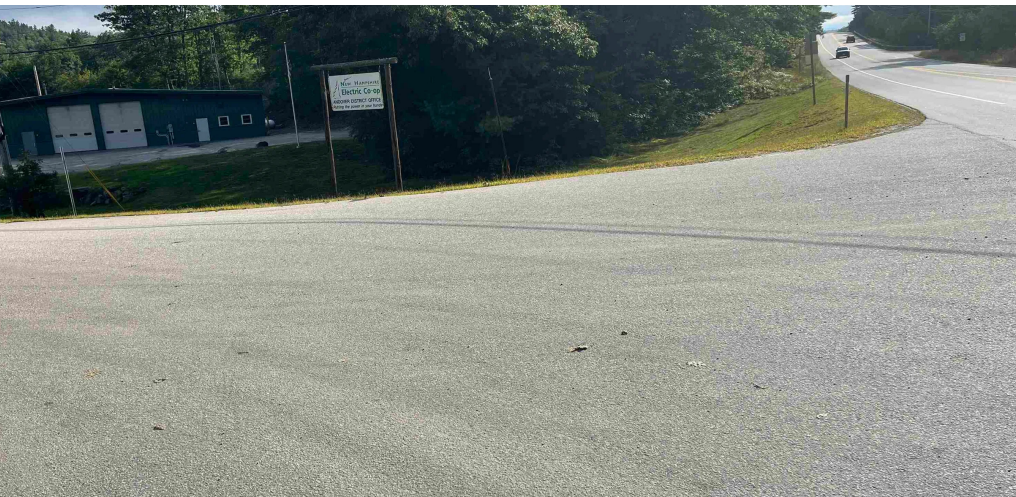
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Complete Highlights

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Property Highlights

- 1.6-acre parcel
- 3,099 SF one-story building
- Village zoning
- Commercial and residential zoning flexibility
- Industrial and manufacturing ownership opportunity
- Existing building suited for electrical or utility use
- Versatile property for commercial or residential purposes
- Major road frontage
- Only Tract 1 is being conveyed
- Built in 1950
- Flexible existing structure for continued use or repositioning
- Potential for a variety of permitted uses
- Andover property offering adaptable ownership potential

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Additional Photos

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Broker
603 527 1111
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287 Daniel Webster Hwy.
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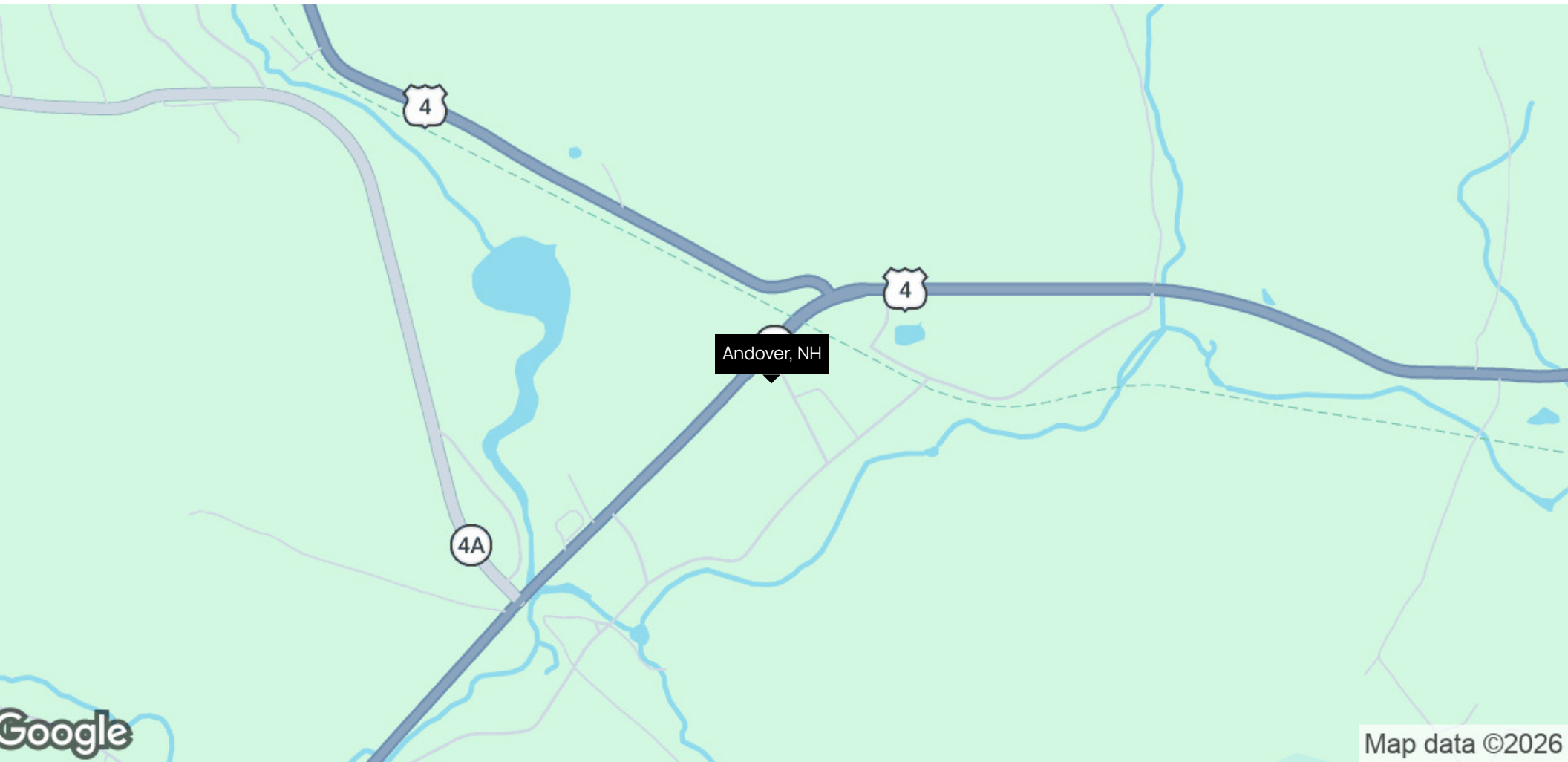
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Location Information

Section 2

Regional Map

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Mitch Hamel
Broker
603.527.1111
mitch.hamel@verani.com

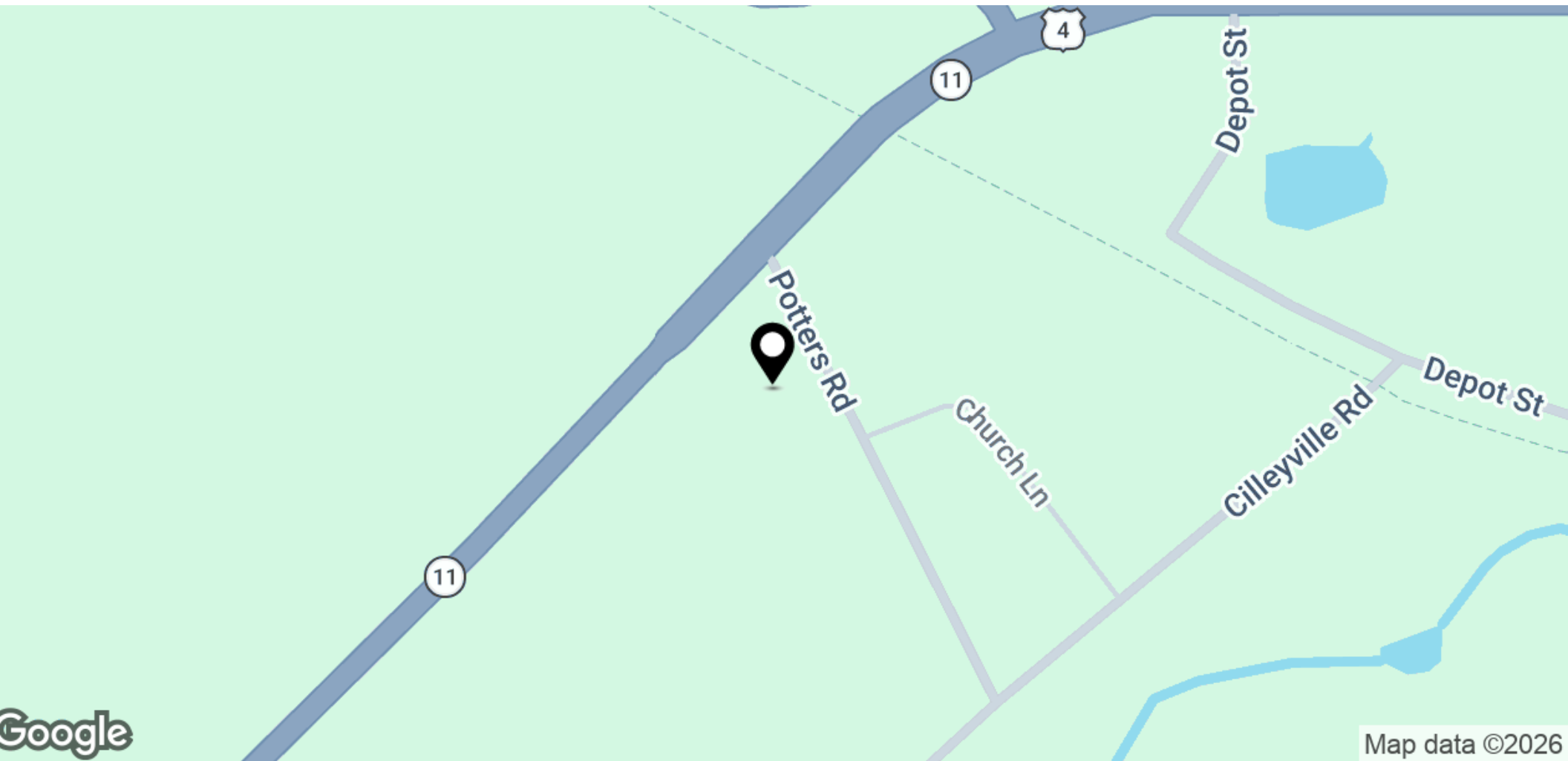
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Location Map

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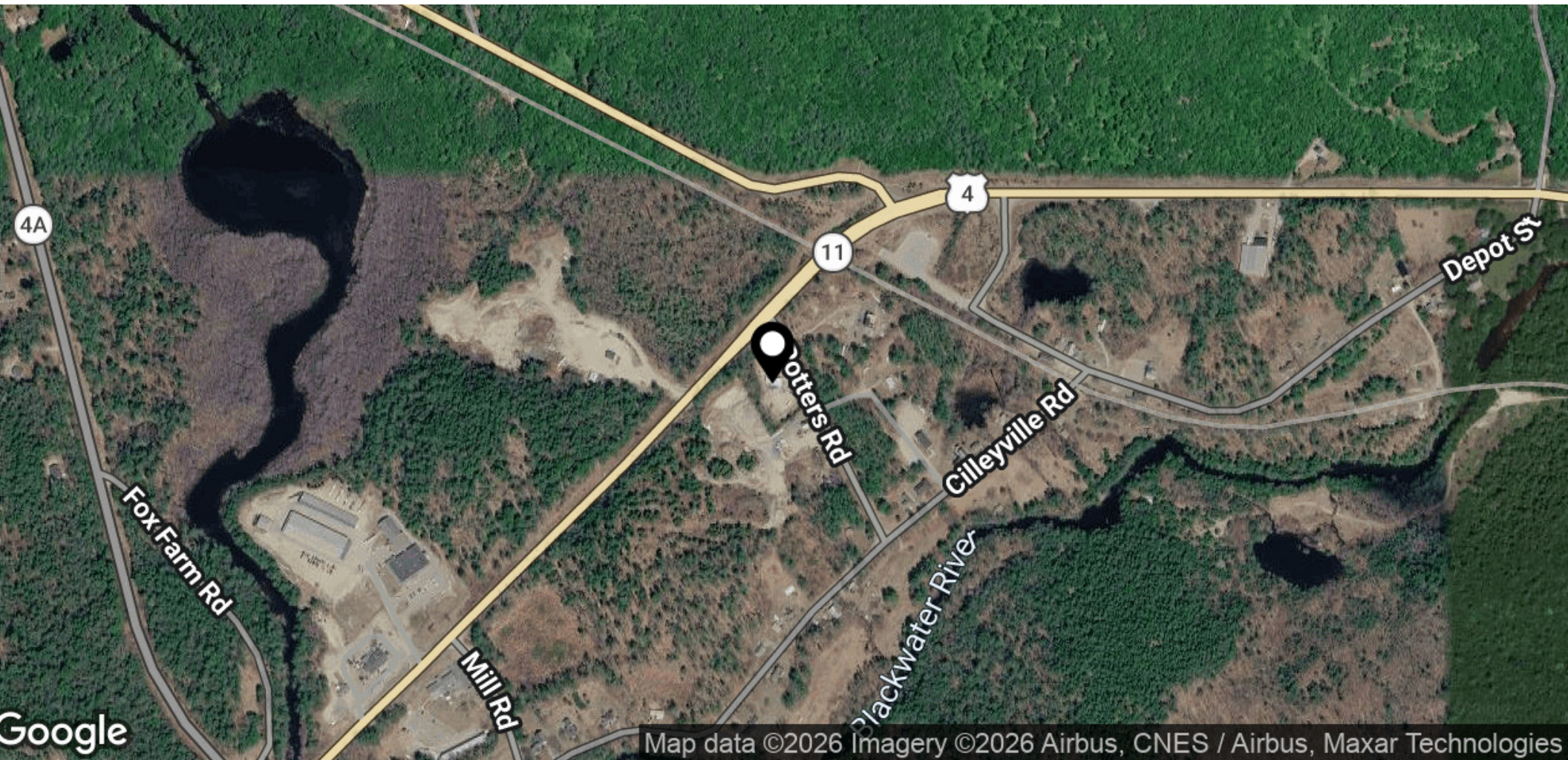
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Aerial Map

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Demographics

Section 3

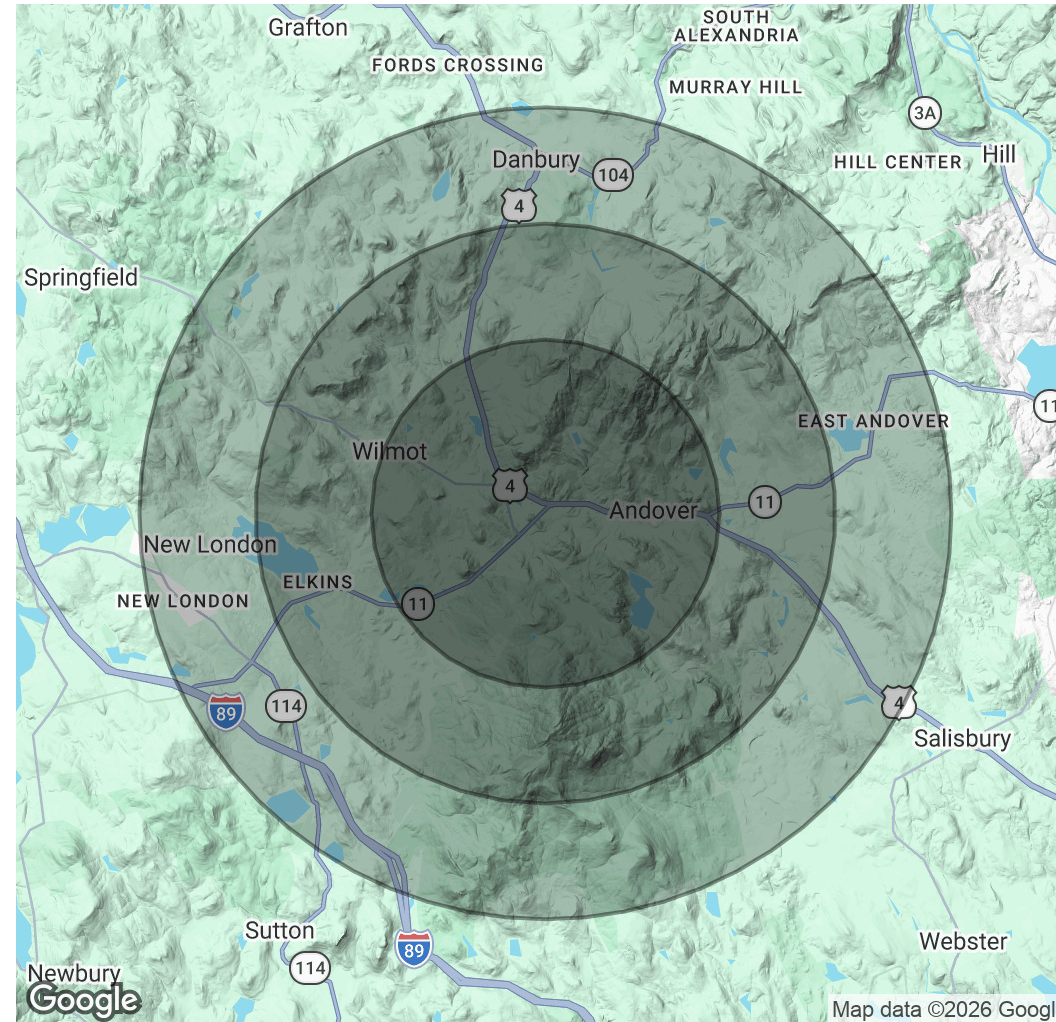
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	1,422	4,462	9,188
Average Age	48.6	45.3	44.9
Average Age (Male)	45.3	42.8	42.6
Average Age (Female)	50.9	47.3	46.8

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	597	1,750	3,531
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$115,857	\$120,458	\$122,791
Average House Value	\$411,406	\$409,772	\$401,354

2023 American Community Survey (ACS)



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