

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Owner-User / Investment Office Opportunity

1 Buttrick Rd, Londonderry, NH 03053

Tammy Verani

Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani

President
603 434 2376
giovanni.verani@verani.com

OFFERING MEMORANDUM

Table Of Contents

FOR SALE

Table Of Contents

PROPERTY INFORMATION	3
FLOOR PLANS	8
ZONING INFORMATION	13
LOCATION INFORMATION	18
DEMOGRAPHICS	21

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)



Property Information

Section 1



VIDEO

Offering Summary

Sale Price:	\$1,500,000
Number of Units:	1
Lot Size:	0.96 Acres
Building Size:	5,516 SF

Demographics	3 Miles	5 Miles	7 Miles
Total Households	10,867	23,081	41,760
Total Population	29,215	62,517	111,957
Average HH Income	\$131,973	\$146,685	\$150,907

Property Description

Opportunity to acquire a ±5,516 SF professional office building on approximately 0.96 acres at 1 Buttrick Road in Londonderry.

The property features three levels of finished office space with a flexible layout ideal for an owner-user, professional offices, medical, legal, or investment use. Located in Londonderry's flexible Commercial 1 zoning district, the property can be delivered vacant, with a potential leaseback to the existing occupant.

The property is served by public water and private septic. Municipal sewer has been extended to the property, with an agreement with the town to cover connection costs.

Conveniently located approximately one mile from I-93 Exit 4 and near Route 102, offering easy access to Londonderry, Manchester, Salem, and the greater Southern New Hampshire market.

Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

 COMMERCIAL DIVISION™

VERANI
REALTY

Property Description

FOR SALE



Location Description

1 Buttrick Road is conveniently located just off Nashua Road/Route 102 in Londonderry, within an established commercial and professional corridor. The property offers convenient access to I-93 via Exit 4, connecting the site to Manchester, Salem, the Massachusetts border, and the greater Southern New Hampshire market. The surrounding area includes a mix of professional offices, medical uses, retail, restaurants, and residential neighborhoods, providing a strong combination of accessibility and nearby amenities.

This central Londonderry location is well suited for professional office, medical, or other commercial users seeking visibility and convenient regional access.

Property Highlights

- ±5,516 SF office building with flexible multi-level layout
- ±0.96-acre site in Londonderry's C-1 Commercial 1 zoning district
- Zoning allows for professional suites and medical
- Prominent street level pylon signage
- Multi story building with 3 levels of office space
- Nicely maintained grounds
- Private septic with public sewer connection available (town agreement to cover costs of connection)
- Suspended ceilings, full kitchenettes, private baths, offices are fully fit out
- Electric heat, central A/C
- Expected to be delivered substantially vacant, ideal for an owner-user
- Potential opportunity for a lease-back arrangement with the existing occupant
- Flexible configuration for professional office, medical, service, or investment use, subject to zoning and approvals
- Convenient Londonderry location with quick access to Route 102 and I-93
- Opportunity for a buyer to occupy, reposition, or lease portions of the building for additional income
- 20+ convenient off-street parking spaces, Potential expansion for additional parking.
- Located exactly 1 mile from I-93 Exit 4, allowing direct access to Manchester Boston Regional Airport and the Greater Boston area.

Tammy Verani
Commercial & Residential Advisor
603.505.5752
tammy.verani@verani.com

Giovanni Verani
President
603.434.2376
giovanni.verani@verani.com

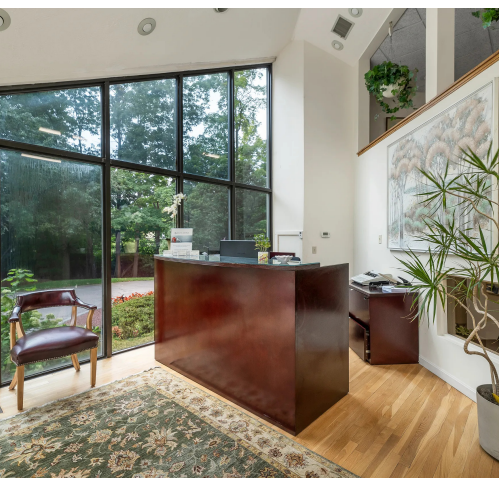
Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES | **VERANI**
REALTY



Additional Photos

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

VERANI
REALTY

 **COMMERCIAL DIVISION™**

Additional Photos

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603.505.5752
tammy.verani@verani.com

Giovanni Verani
President
603.434.2376
giovanni.verani@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

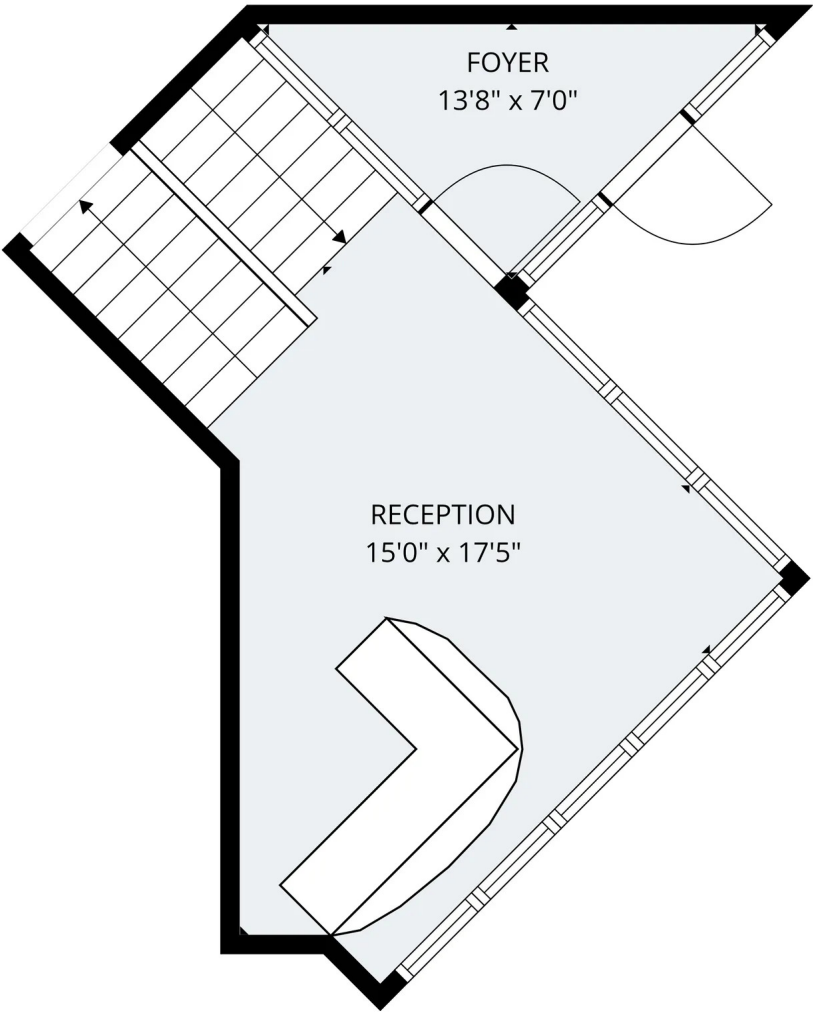
**BERKSHIRE
HATHAWAY** | **VERANI
REALTY**
HOMESERVICES
 **COMMERCIAL DIVISION™**

Floor Plans

Section 2

Foyer & Reception

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

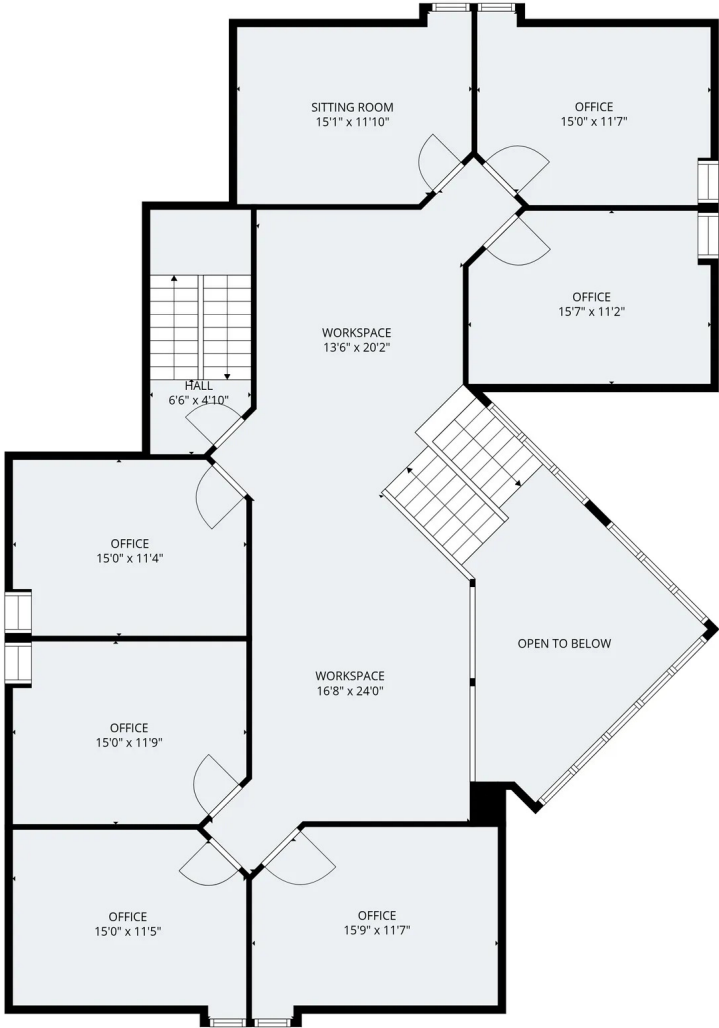
**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

 **COMMERCIAL DIVISION™**

First Floor

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

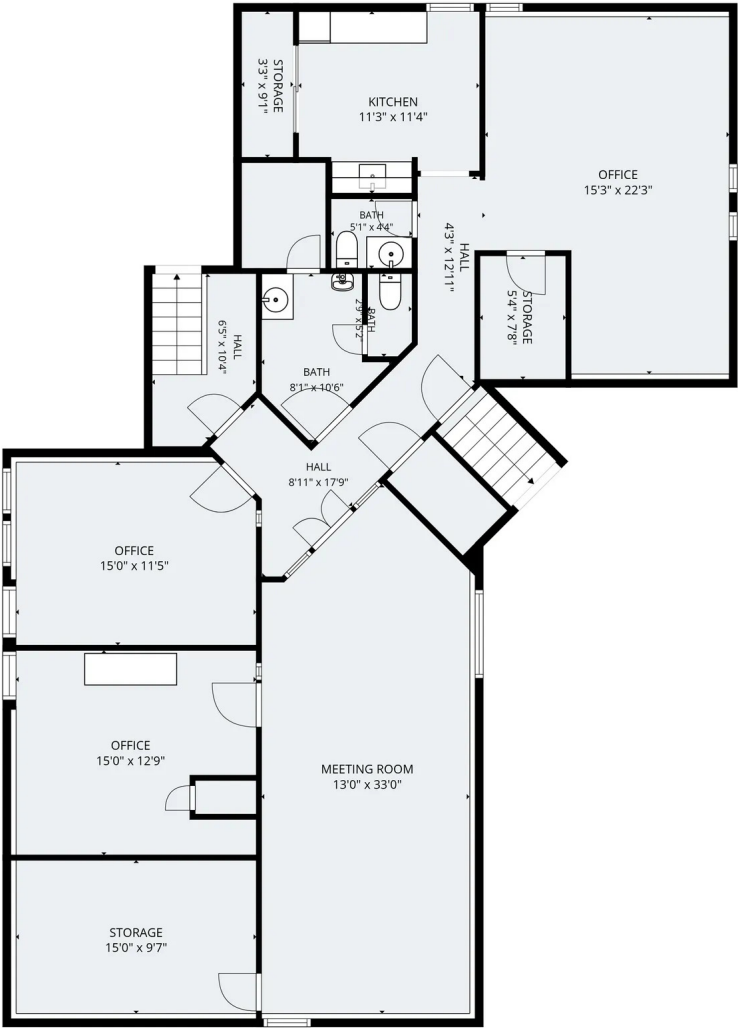
Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
View Website



Lower Level

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
View Website

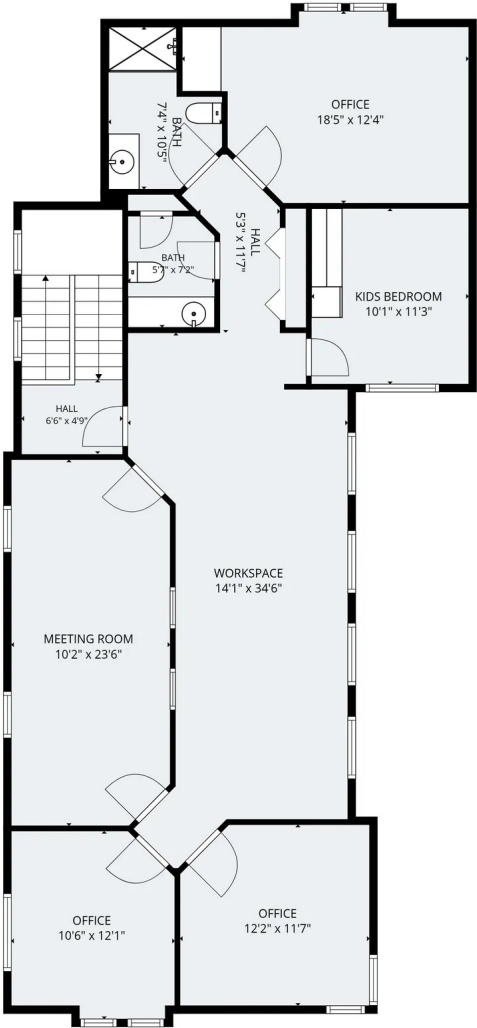
**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

 **COMMERCIAL DIVISION™**

Upper Level

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

 **COMMERCIAL DIVISION™**

Zoning Information

Section 3



TOWN OF LONDONDERRY ZONING ORDINANCE

4 USE AND DIMENSIONAL REGULATIONS

4.1 District Uses

Subject to other applicable sections and all other local, state and federal laws, rules and regulations, no building, structure or land may be used or occupied except for the purposes permitted in the base district in which the use is located as set forth in the Table of Uses.

4.1.1 Designation of Permitted Uses

Permitted uses in the base districts are designated in the Table 4-1, Table of Uses by the following:

- A. Uses Permitted by Right - A use denoted by the letter "P" is permitted by right in the district
- B. Uses Permitted by Special Exception - A use denoted by the letter "S" is a use that may be authorized by Special Exception in that district. The Zoning Board of Adjustment may grant a Special Exception in accordance with the procedures and conditions set forth in [Section 8.1.5](#), Special Exceptions.
- C. Uses Permitted by Conditional Use Permit - A use denoted by the letter "C" is a use that may be authorized by a Conditional Use Permit in that district. The Planning Board may grant a Conditional Use Permit in accordance with the procedures and conditions set forth in [Section 6](#), Conditional Use Permits.

4.1.2 Use Table by Zoning District

Table 4-1 Londonderry Zoning Ordinance Use Table P = Permitted by Right C = Conditional Use Permit S = Special Exception													
	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 1
RESIDENTIAL AND AGRICULTURAL													
Agriculture	P	P									P ¹		
Assisted Living Facilities	C	P	P	P	P		P				P ¹		P
Back Lot Development	C										P ¹		
Dwelling, multi-family		P	C ¹	C ¹	C ¹	C ¹	C ¹				P ¹		C ¹
Dwelling, multi-family workforce		C ¹	C ¹	C ¹	C ¹	C ¹	C ¹				P ¹		C ¹
Dwelling, single family	P	P			S						P ¹		
Dwelling, single family, workforce	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹					P ¹		
Dwelling, two-family	P	P			S						P ¹		
Dwelling, two-family, workforce	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹					P ¹		
Manufactured housing	P	P											
Manufactured housing, workforce	C ¹	C ¹											
Mixed use residential						P, C ¹	P, C ¹				P ¹		C ¹
Mobile homes	P												

Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Allowable Use Chart (Cont)

FOR SALE



TOWN OF LONDONDERRY ZONING ORDINANCE

Table 4-1 Londonderry Zoning Ordinance Use Table P = Permitted by Right C = Conditional Use Permit S = Special Exception													
	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD = 102 1
Nursing Home and accessory uses		P	P	P	P		P				P*		P
Preexisting manufactured housing parks	P												
Presite Built Housing	P												
CIVIC USES													
Community center			P	P		C					P*		
Cemetery	P												
Public Facilities	P		P	P		C		P	P	P	P*	P	
Public Utilities	P	P	P	P				S	S	S	P*	S	
Recreational Facilities, Public	P			P							P*		P
Religious Facilities	P		P	P	P	P					P*		P
Cultural Uses and Performing Arts							C			P	P*		
BUSINESS USES													
Aeronautical Facilities												P	
Assembly, testing, repair and packing operations up to 250,000 sq. ft.								P	P	P	P*		
Assembly, testing, repair and packing operations 250,001 sq. ft. or larger								P	P	C	P*		
Bed and Breakfast Homestay	P										P*		
Business center development			P	P			P			P	P*		P
Conference/Convention Center							C			P	P*		
Day Care Center, Adult						C	C				P*		
Drive-thru window as an accessory use			P	P			C						
Drive-in establishments			P	P									
Drive-in theatres				P									
GB District Services										(See GB District Services Use Table, Section 4.1.2)			
Financial institution			P	P			P			P	P*		
Funeral homes			P	P	P								
Education and Training Facilities							C			P	P*		
Excavation, including Temporary and Permanent Manufacturing Plants as an accessory use.	See Section 5.8												
Group Child Care Center					P	C		S	S		P*		C
Home Occupation	See Section 5.12										S		

Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
View Website





TOWN OF LONDONDERRY ZONING ORDINANCE

Table 4-1 Londonderry Zoning Ordinance Use Table P = Permitted by Right C = Conditional Use Permit S = Special Exception													
	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 1
Hospital										P			
Hotels				P			C			P	P ⁺		
Manufacturing, Heavy									P	P		P	
Manufacturing, Light up to 250,000 sq. ft.				P				P	P	P	P ⁺	P	
Manufacturing, Light 250,001 sq ft or larger				P				P	P	C	P ⁺	P	
Membership club			P	P							P ⁺		
Motels				P									
Motor Vehicle Maintenance, Major Repair and Painting									P			P	
Motor vehicle rental												P	
Motor Vehicle Station, Limited Service				P		C ²					P ⁺	P	
Recreation, commercial			P	P			P				P ⁺		P
Retail sales establishment up to 75,000 sq. ft.			P	P		P	P				P ⁺		P
Retail sales establishment 75,001 sq. ft. or larger			P	P			C				P ⁺		
Outdoor Storage of goods or materials (not to exceed 5-10% of the gross floor area) as an Accessory Use										C			
Professional office			P	P	P	P	P	P	P	P	P ⁺	P	P
Rental Car Terminal up to 50,000 sq. ft.										P	P ⁺		
Rental Car Terminal 50,001 sq. ft. or larger										C	P ⁺		
Repair services			P	P		P		P	P		P ⁺	P	P
Research or Development Laboratories				P			P	P	P	P	P ⁺	P	
Restaurant			P	P		C	P				P ⁺	P	P
Restaurant, fast food			P	P			C				P ⁺		
Sales of Heavy Equipment or Heavy Trucks as an accessory use								C	C	C			
School, Private					P						P ⁺		P
Service establishment			P	P			P	P	P		P ⁺	P	P
Sexually oriented businesses			P	P									
Storage, self serve				P				P	P				C
Terminal, Airplane												P	
Terminal, Trucking up to 100,000 sq. ft.									P	P	P ⁺	P	

Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)





TOWN OF LONDONDERRY ZONING ORDINANCE

Table 4-1 Londonderry Zoning Ordinance Use Table P = Permitted by Right C = Conditional Use Permit S = Special Exception													
	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 1
Terminal, Trucking 100,001 sq. ft. or larger									P	C	P ⁴	P	
Vehicle Sales Establishment				P									
Warehouses and Storage up to 250,000 sq. ft.				P				P	P	P	P ⁴	P	C
Warehouses and Storage 250,001 sq. ft. or larger				P				P	P	C	P ⁴	P	C
Wholesale Businesses up to 250,000 sq. ft.				P				P	P	P	P ⁴	P	
Wholesale Businesses 250,001 sq. ft. or larger				P				P	P	C	P ⁴	P	
1 - Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use 2 - See Section 4.3.1(B)(4) for additional dimensional requirements related to fuel dispensers 3 - See Section 5.7 for specific requirements (workforce housing) 4 - As part of an approved PUD Master Plan, See Section 5.2 5 - As part of an approved PUD Master Plan (where the underlying zoning is not GB), See Section 5.2 6 - deleted 7 - deleted 8 - deleted 9 - See Section 6.3.4 for building size criteria													

Tammy Verani
Commercial & Residential Advisor
603.505.5752
tammy.verani@verani.com

Giovanni Verani
President
603.434.2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
View Website

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

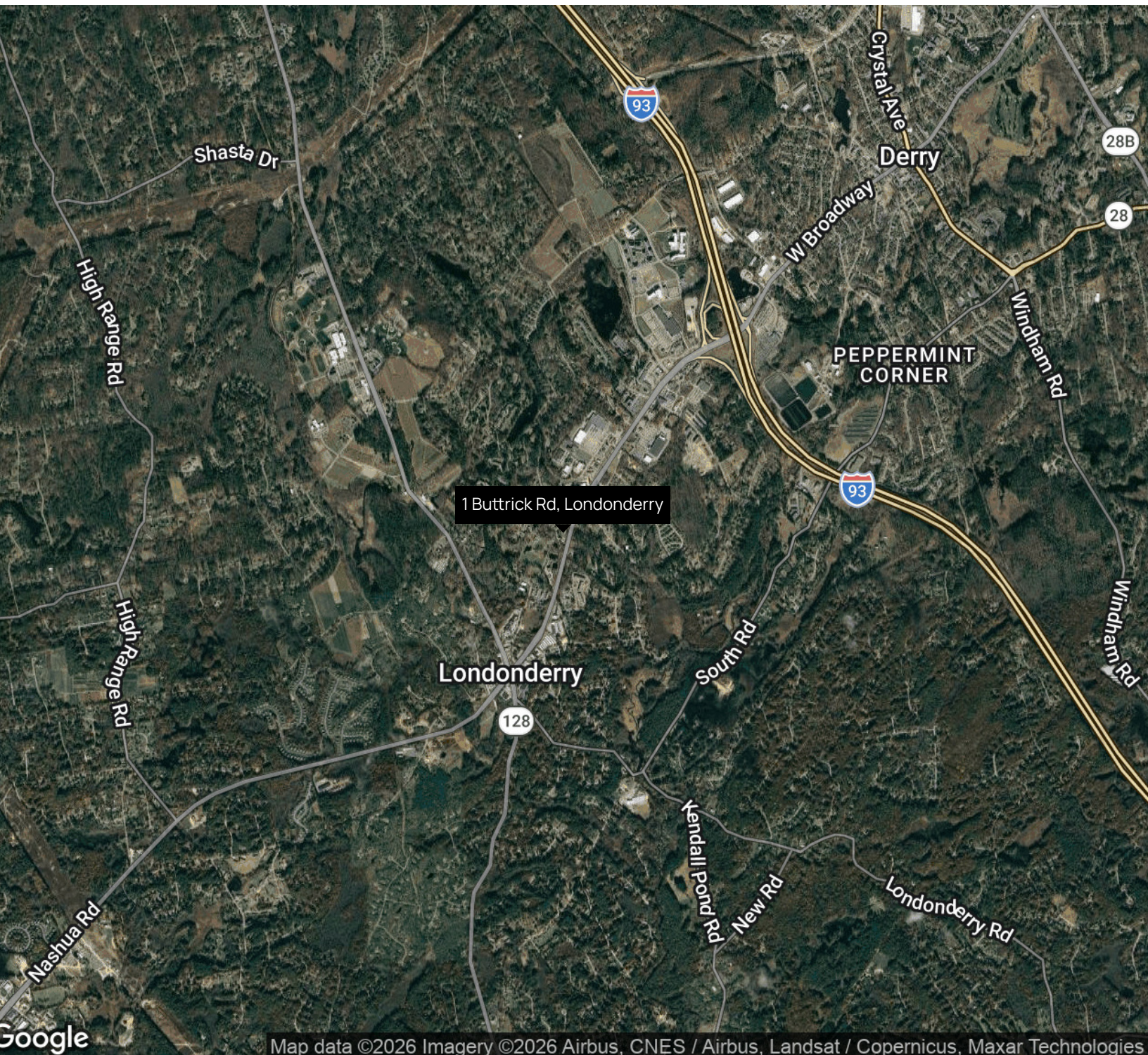


Location Information

Section 4

Regional Map

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603.505.5752
tammy.verani@verani.com

Giovanni Verani
President
603.434.2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

VERANI
REALTY

 **COMMERCIAL DIVISION™**

Retailer Map

FOR SALE



Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

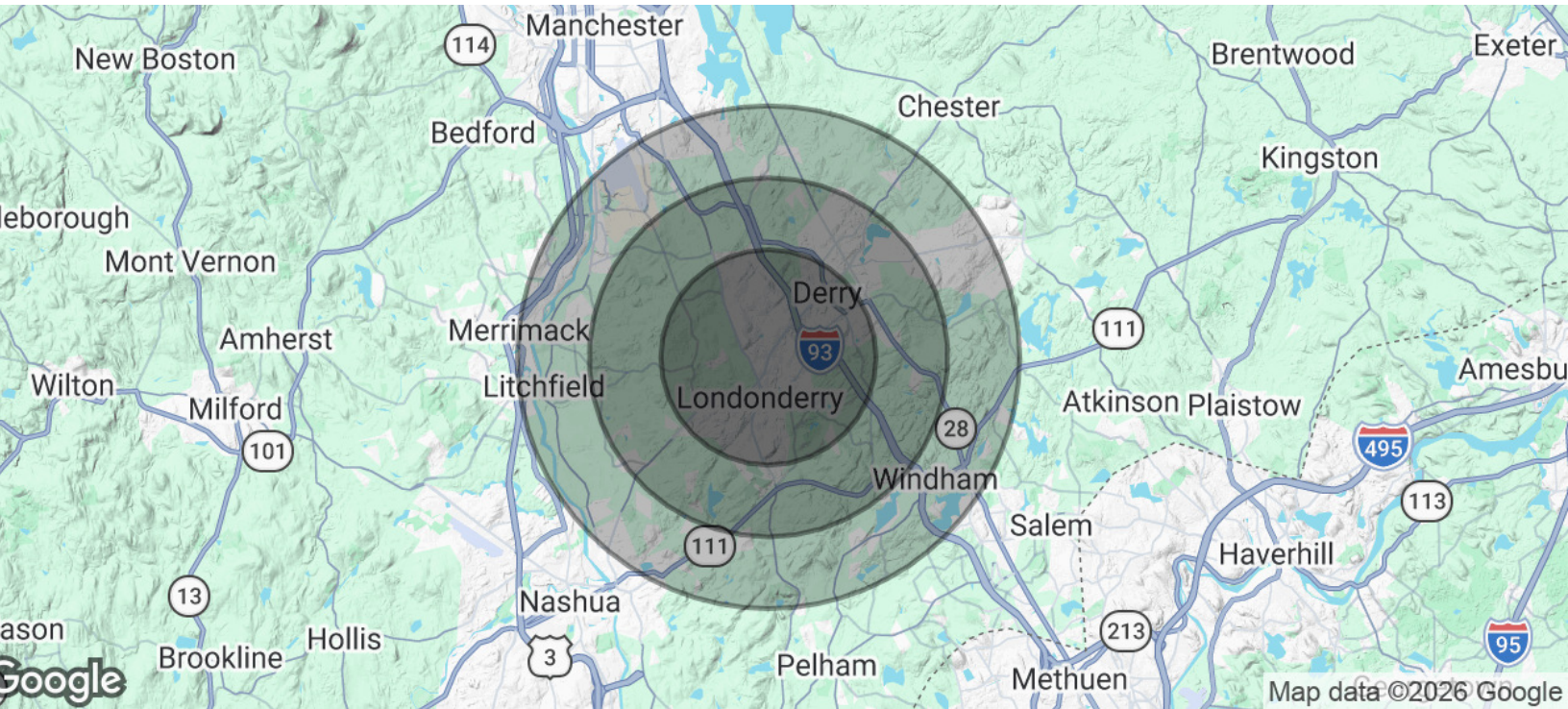
 **COMMERCIAL DIVISION™**

Demographics

Section 5

Demographics Map & Report

FOR SALE



Population	3 Miles	5 Miles	7 Miles
Total Population	29,215	62,517	111,957
Average Age	41	41.2	41.8
Average Age (Male)	37.9	38.8	40.3
Average Age (Female)	41.3	42.2	42.8

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	10,867	23,081	41,760
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$131,973	\$146,685	\$150,907
Average House Value	\$456,512	\$485,608	\$497,433

2023 American Community Survey (ACS)

Tammy Verani
Commercial & Residential Advisor
603.505.5752
tammy.verani@verani.com

Giovanni Verani
President
603.434.2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

 **COMMERCIAL DIVISION™**



Tammy Verani

Commercial & Residential Advisor

tammy.verani@verani.com

Direct: 603.505.5752

Cell: 603.505.5752

BERKSHIRE HATHAWAY HOMESERVICES
VERANI REALTY
1 Verani Way , Londonderry, NH 03053



Giovanni Verani

President

giovanni.verani@verani.com

Direct: 603.434.2376

Cell: 603.490.7017

BERKSHIRE HATHAWAY HOMESERVICES
VERANI REALTY
1 Verani Way , Londonderry, NH 03053

Tammy Verani
Commercial & Residential Advisor
603 505 5752
tammy.verani@verani.com

Giovanni Verani
President
603 434 2376
giovanni.verani@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.845.2500
[View Website](#)