

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# 8 Dunster Ave

Greenville, NH 03048

Exclusively Represented By:

**Kelli York**

Broker

603 224 0700

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OFFERING MEMORANDUM

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FOR SALE

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# Property Information

## Section 1

# Executive Summary

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## Offering Summary

Price	\$550,000
Price / GSF	\$58.59
GSF	9,387 SF
Occupancy	50%
Year Built	1880

## Location Overview

Discover the charm of Greenville, NH, a quaint New England town that captures the essence of small-town living while offering ample opportunities for growth and investment. Located near the property on Dunster Ave are various popular points of interest, including Greenville Historical Society, The Country Store, and Mason Town Forest. With a strong sense of community and a picturesque backdrop of natural beauty, potential investors in a Retail / Free Standing Building will find an appealing blend of New England charm and commercial promise in this thriving location.

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# Property Description

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## Property Description

17,591 SF Downtown Greenville Mixed-Use Investment | Value-Add Potential

Opportunity to acquire a 17,591 SF mixed-use commercial property located in downtown Greenville, NH, just minutes from the Massachusetts border with convenient access to Route 101. This centrally located asset offers strong fundamentals, multiple income streams, and significant value-add potential.

The building features high ceilings, open floor plans, multiple points of entry, ADA accessibility, and in-unit restrooms, allowing for a wide range of commercial uses. The front commercial unit includes office space, kitchenette, and two half baths. The rear unit offers a large open layout with high ceilings and two half baths—ideal for fitness, studio, or assembly-style users.

Two additional ±500 SF front units, each with private restrooms, offer flexible leasing options and may be combined to accommodate a single tenant.

The second floor includes a 2,000+ SF, 2-bedroom apartment currently leased, providing immediate residential income. Additional unfinished second-floor space offers potential for office build-out, studio use, storage, or future residential conversion (buyer to verify zoning and approvals; first floor must remain commercial).

The basement level provides substantial utility with concrete floors, interior and exterior access, and a drive-in garage door, suitable for storage, operations, or inventory.

Zoning supports a wide variety of uses including retail, office, restaurant/bakery, grocery/general store, bank, healthcare, gym, theatre, childcare/educational facility, dance studio, private club, church, and funeral home. Previous tenants have included an antique store, liquor store, and hair salon, demonstrating proven demand across multiple user types.

This property is well-suited for investors, owner-users, or redevelopment-minded buyers seeking a flexible downtown asset with upside.

Also available for lease.

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# Complete Highlights

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## Property Highlights

- Investment Highlights
- 17,591 SF Mixed-Use Asset in the heart of downtown Greenville, NH
- Minutes to Massachusetts border with easy access to Route 101
- Multiple income streams with existing residential tenant and flexible commercial layouts
- Value-add upside through lease-up, reconfiguration, or redevelopment
- High ceilings & open floor plans ideal for retail, fitness, studio, or assembly uses
- Multiple commercial units including two ±500 SF spaces that can be combined
- Leased 2,000+ SF, 2-bedroom apartment providing immediate cash flow
- Additional unfinished second-floor space suitable for office, storage, studio, or potential residential expansion (buyer to verify)
- ADA-accessible building with multiple points of entry and in-unit restrooms
- Basement with drive-in door, concrete floors, and interior/exterior access—ideal for storage or operations
- Broad zoning with diverse approved uses including retail, office, restaurant, healthcare, gym, childcare, and more
- Proven tenant demand with prior uses including antique store, liquor store, and hair salon
- Suitable for investors or owner-users seeking a flexible downtown asset with long-term upside

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# Additional Photos

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# Location Information

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# Regional Map

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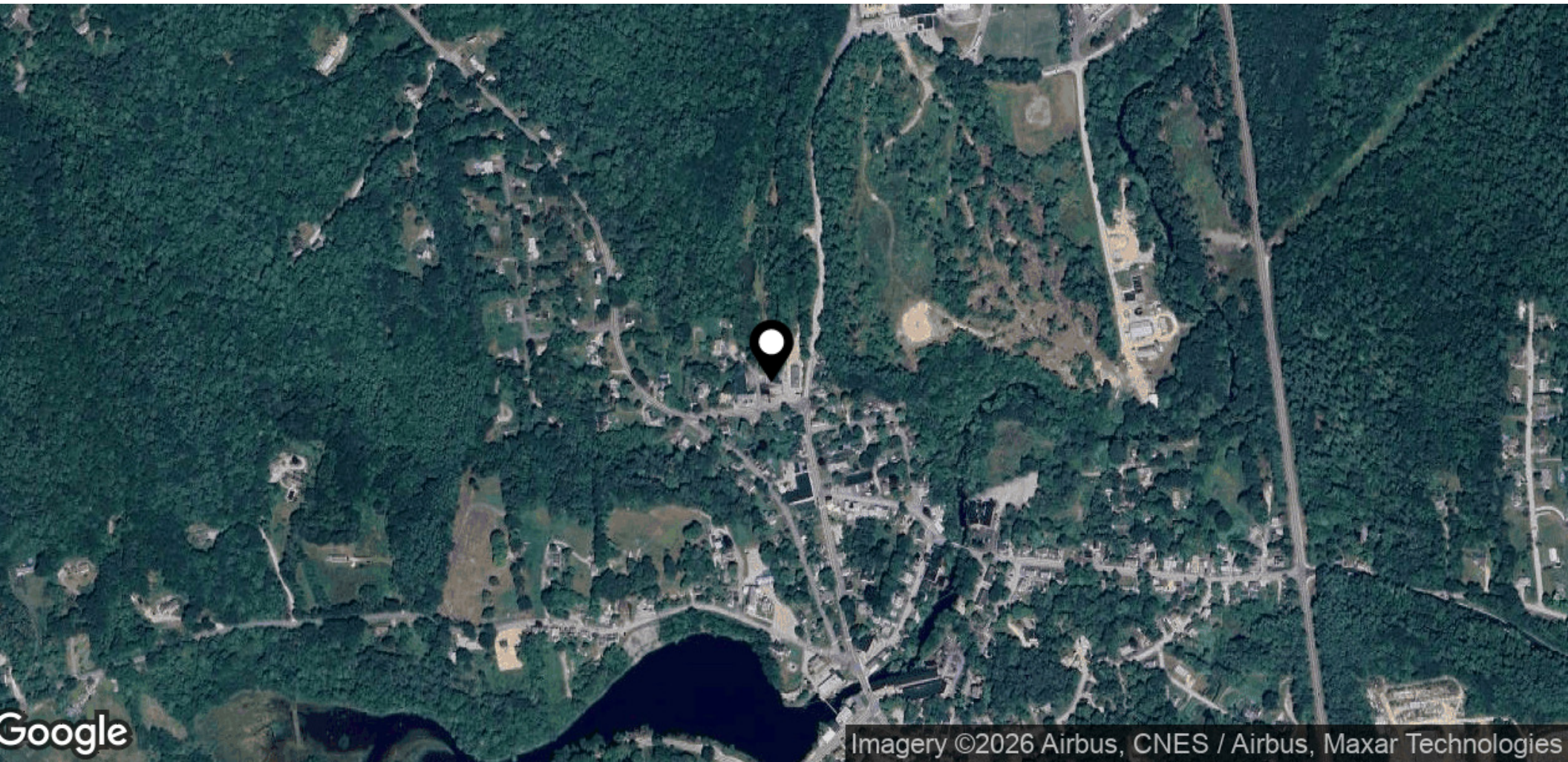
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# Aerial Map

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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or  
"Publish on Website and Docs" in the **Plans Tab**)

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# Demographics

## Section 3

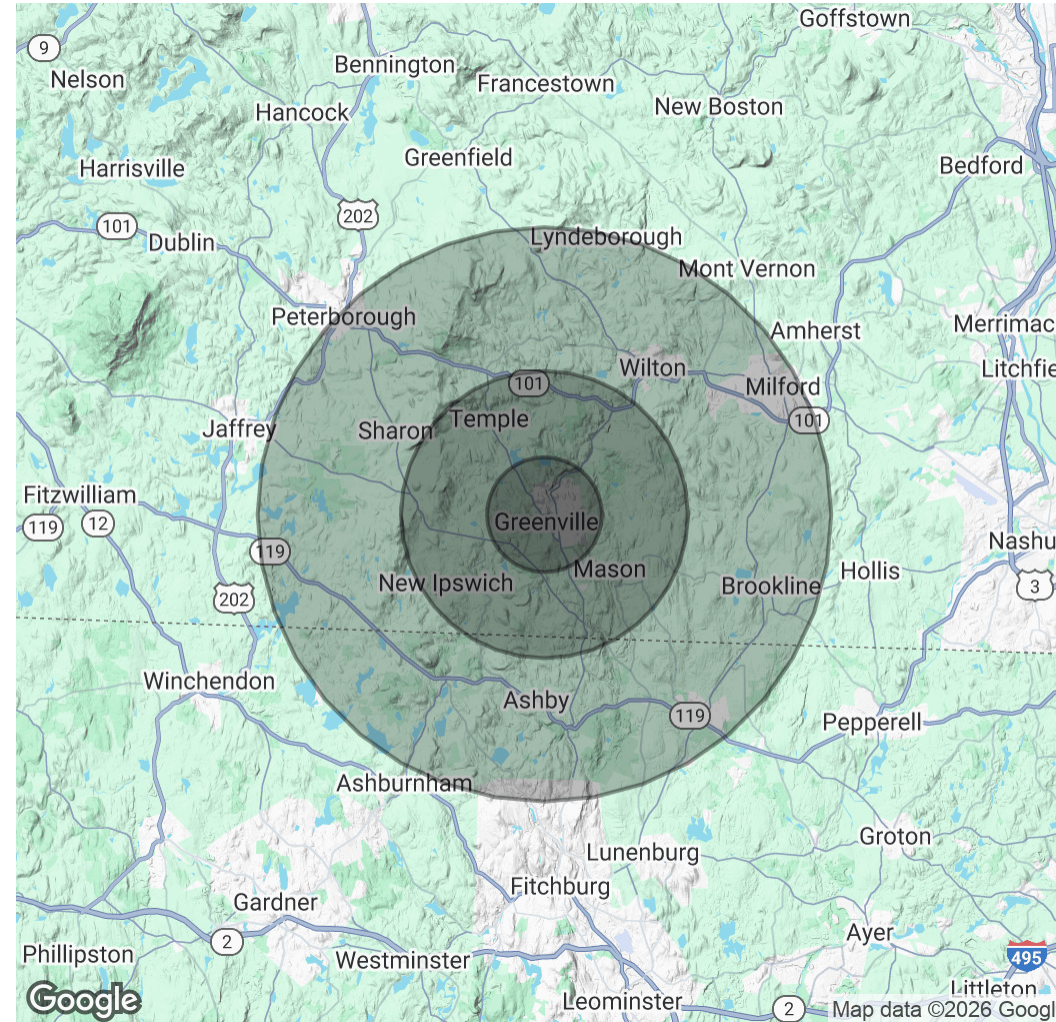
# Demographics Map & Report

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Population	2 Miles	5 Miles	10 Miles
Total Population	2,407	10,374	44,680
Average Age	42	43	42
Average Age (Male)	42	42	42
Average Age (Female)	43	43	43

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	981	3,999	16,873
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$99,997	\$115,342	\$138,981
Average House Value	\$338,243	\$398,762	\$439,170

Demographics data derived from AlphaMap



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# Listing Advisor

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