

FOR SALE – Medical Office Investment 1095 Profile Road, Franconia NH



Property Summary:

Premier Medical Office Investment Opportunity
1095 Profile Road | Franconia, New Hampshire
Home to Alpine Clinic | Leased to Littleton Regional Healthcare

Harrington & Company is pleased to present a rare opportunity to acquire a high-quality, medical office building in the heart of New Hampshire's White Mountains. Located at **1095 Profile Road**, this ±13,200 RSF facility is home to the **Alpine Clinic**, a premier orthopedic practice serving the North Country for over two decades. The property sits on a **3.0-acre parcel** with ample on-site parking and scenic views, offering both functionality and regional charm.

The Alpine Clinic is operated by **Littleton Regional Healthcare (LRH)**—a highly regarded regional health system—and occupies approximately **10,319 RSF (77%)** under a long-term lease with **11.2 years of remaining term**, ensuring predictable income. The lease with **Ammonoosuc Community Health** expires at the end of 2025, negotiations to lease this space are on-going with interested prospects.

Projected 2026 Net Operating Income = \$317,000

Offering Price - \$4,500,000

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Interior Photos



Investment Highlights

Anchor Tenant – 77% leased to LRH with long-term commitment in place

Strong Tenant Covenant – Backed by a leading healthcare provider with deep roots in the region

Modern Construction – Purpose-built medical office with efficient floor plan and clinical infrastructure, lobby & practice space refreshed in 2023/2024.

Strategic Location – Minutes from I-93, centrally located to serve patients from northern New Hampshire and Vermont

Location – Located in the desirable town of Franconia, with views of Cannon Mountain and the White Mountains

This offering is ideal for investors seeking a **recession-resistant asset class**, backed by a **creditworthy healthcare tenant** in a market with **limited medical office competition**.

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