

Bedford Professional Center Office Condo For Sale/Lease 169 South River Road | Unit 4 | Bedford NH



PROPERTY DATA:

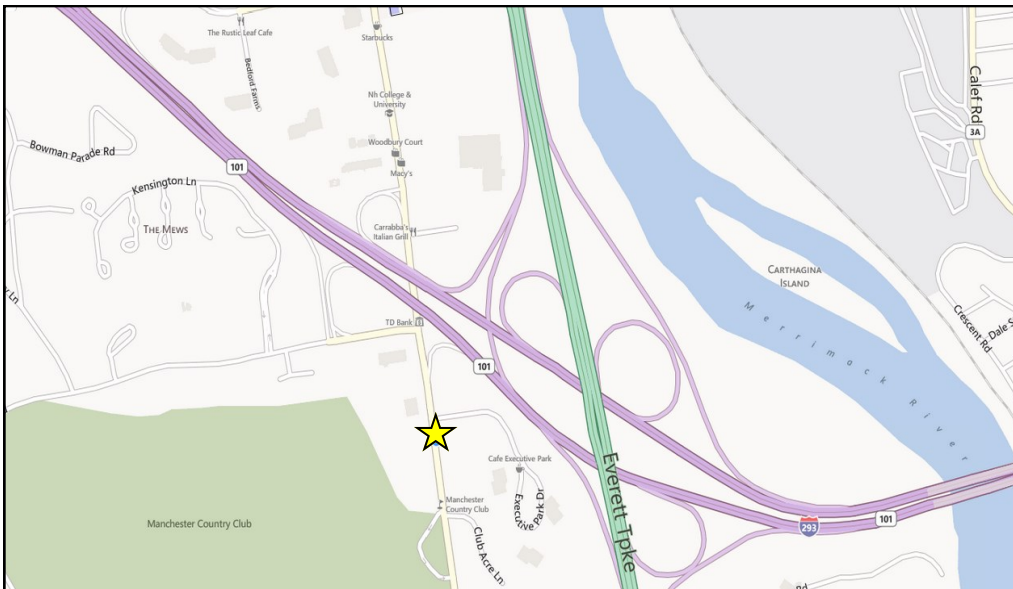
| | |
|-----------------|--------------------------------------|
| Space Available | 1,324+/- SF - Both Rentable & Usable |
| Total Unit Size | 1,324+/- SF Business Condominium |
| Floor Location | Ground Level |
| Building Use | Professional Office |
| Building Class | B |
| Year Built | 1983 |
| Ceiling Height | Standard Office |

SERVICES:

| | |
|------------------|---------------------|
| Heat Type | FHA |
| Air Conditioning | Central |
| Heat Source | Electric Heat Pumps |
| Water/Sewer | Public |
| Lighting Type | Fluorescent |

SITE DATA:

| | |
|----------------|----------------------------|
| Zoning | PZ - Performance |
| Allowable Uses | Office - Medical - Service |
| Parking | Ample non-designated |



NAI Norwood Group

Commercial Real Estate Services, Worldwide.

Contact Information

Chris Norwood | 603.657.1928 | cnorwood@nainorwoodgroup.com

Perry Snow | 603.657.1934 | perry@nainorwoodgroup.com

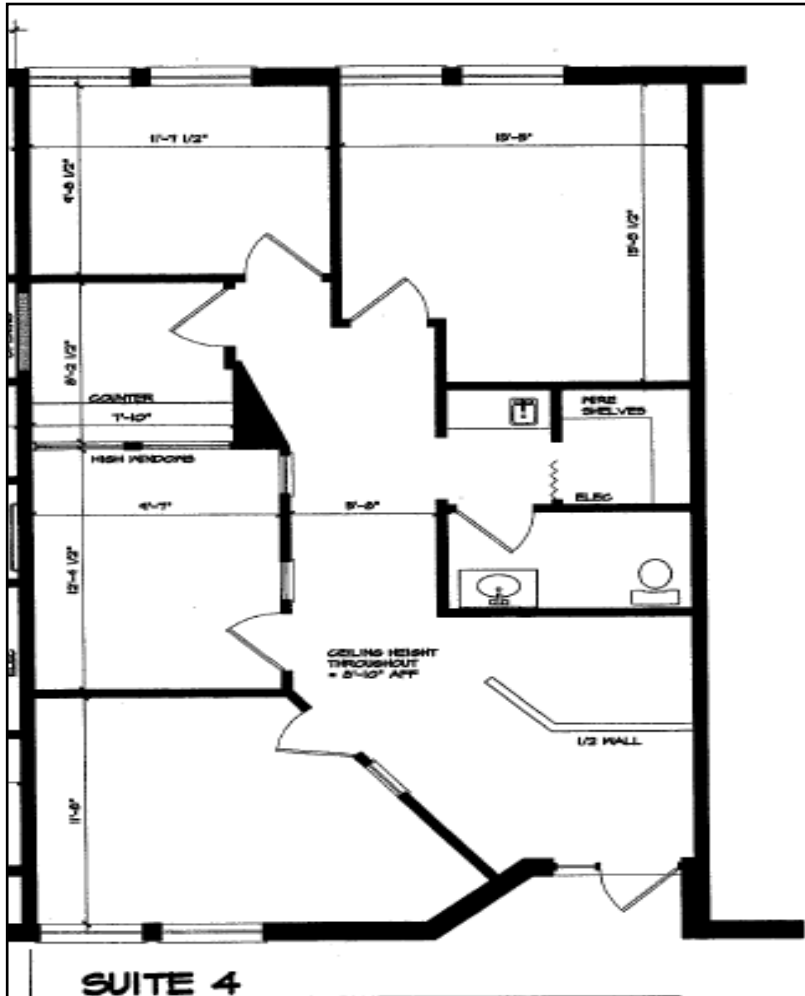
116 South River Road | Bedford NH 03110 | 603.668.7000 | nainorwoodgroup.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Sale Price:
\$165,000
Lease Rate:
\$8.50/SF NNN
(CAM: \$3.81/SF Taxes: \$2.52/SF)



Bedford Professional Center Office Condo For Sale/Lease 169 South River Road | Unit 4 | Bedford NH



Property Description

Attractive, well-regarded, brick-clad office condominium park in the hub of South River Road's business sector. Highly sought after location for an owner/user in need of visibility and good access to the highway system in all directions. A host of amenities are nearby, including, but not limited to, banks, the Manchester Country Club, fine dining, fast food, various retail establishments, and all major services for the Town of Bedford. This unit's layout is adaptable to a number of office, medical and service uses, consisting of four offices, work/storage room, small kitchenette, private restroom and reception area. Unit can be combined with adjacent corner Unit #5 to form 2,648+/- SF, also available for sale or lease.



NAI Norwood Group

Commercial Real Estate Services, Worldwide.

Contact Information

Chris Norwood | 603.657.1928 | cnorwood@nainorwoodgroup.com

Perry Snow | 603.657.1934 | perry@nainorwoodgroup.com

116 South River Road | Bedford NH 03110 | 603.668.7000 | nainorwoodgroup.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

