

OFFICE FOR SALE

CONDO UNIT (FORMER DENTIST OFFICE) FOR SALE

62 Portsmouth Avenue, Unit #5, Stratham, NH 03885



KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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OFFERING SUMMARY

SALE PRICE:	\$160,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	2.96 Acres
BUILDING SIZE:	1,500 SF
RENOVATED:	2012
ZONING:	05 GCBD - Gateway Commercial Business District
MARKET:	Portsmouth
SUBMARKET:	Stratham
PRICE / SF:	\$106.67

PROPERTY OVERVIEW

Located in Stratham, this property is a very usable small-to-medium size unit for the professional. Route 108 is a high traffic road, in a very commercial area. It is currently utilized as a dental office with three separate operatories, as well as reception patient waiting/seating and staff/filing room on the second floor. The space is quite nicely fit up, and that cost is a sunk cost that a new dentist would not have to worry about. This is an updated modern fit up with digital set up. The operatories are a bonus for a dentist looking to set up a practice, but the Seller cannot provide clear title to any of the equipment, a Buyer will have to clear any liens. Plenty of parking is available for clients and staff and the location is easily accessible from Portsmouth, Exeter, Greenland, and Newmarket.

PROPERTY HIGHLIGHTS

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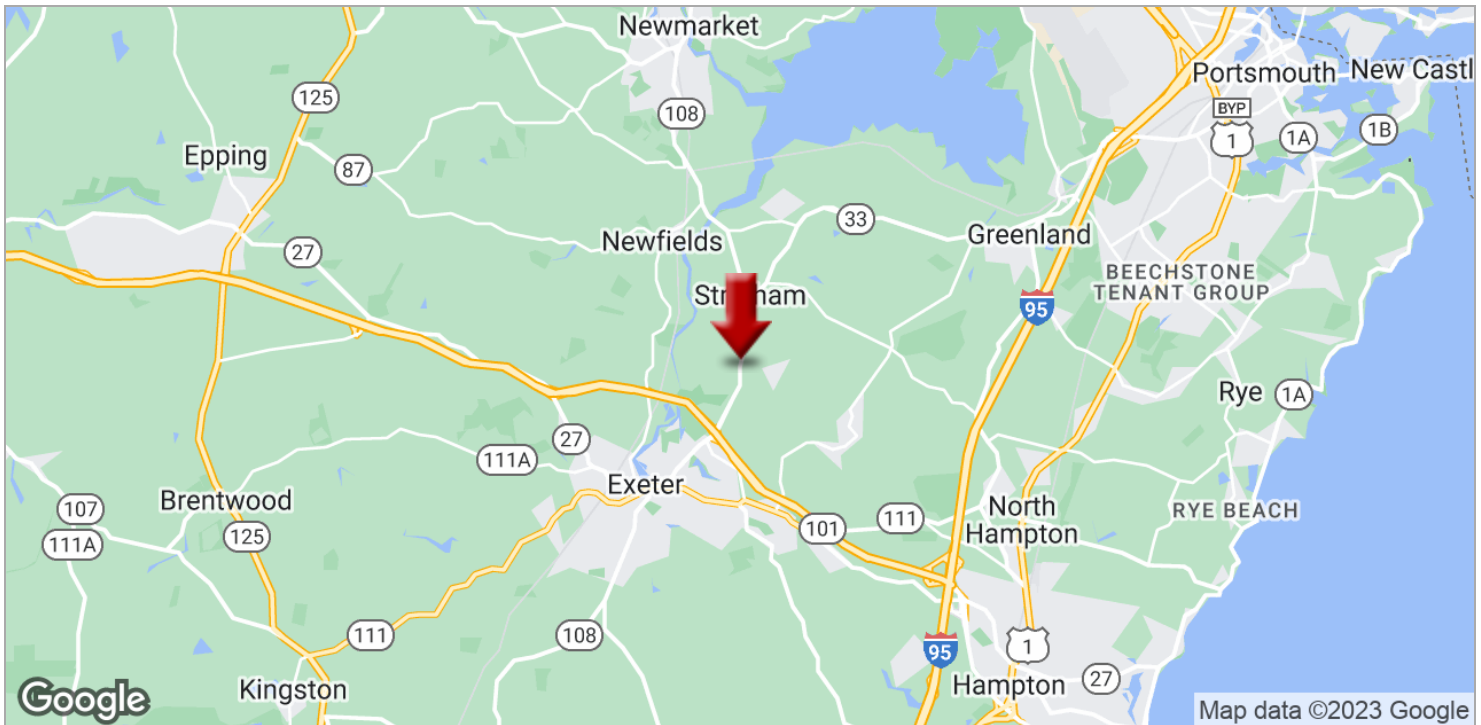
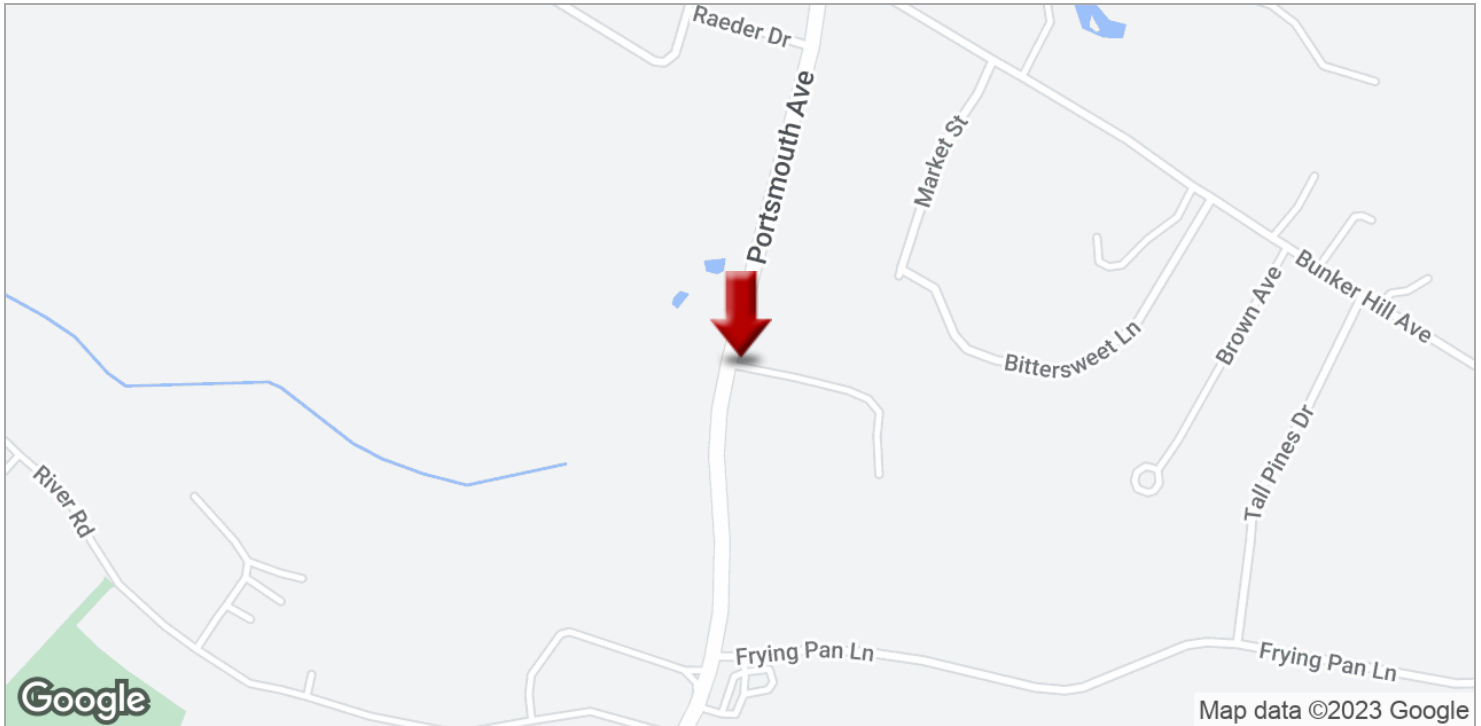
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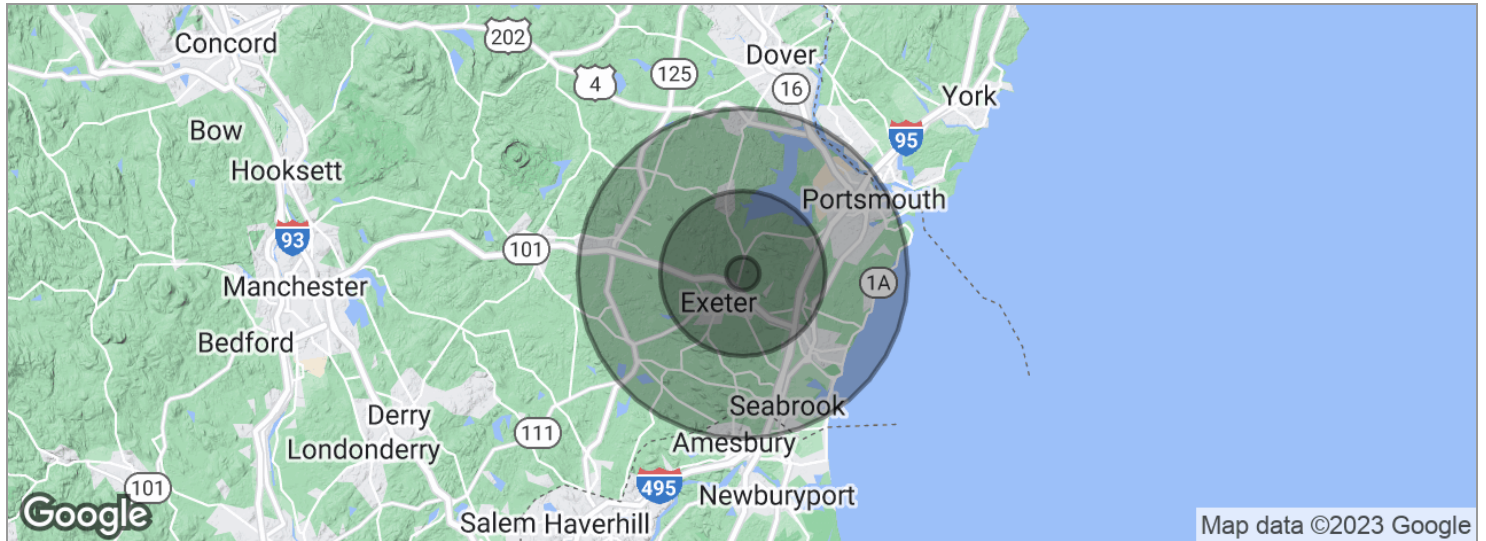
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,454	39,509	135,021
Median age	42.1	43.3	40.7
Median age (male)	42.1	42.1	39.8
Median age (Female)	41.9	44.0	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	535	16,127	52,691
# of persons per HH	2.7	2.4	2.6
Average HH income	\$122,686	\$95,449	\$91,290
Average house value		\$375,958	\$380,073

* Demographic data derived from 2020 ACS - US Census

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