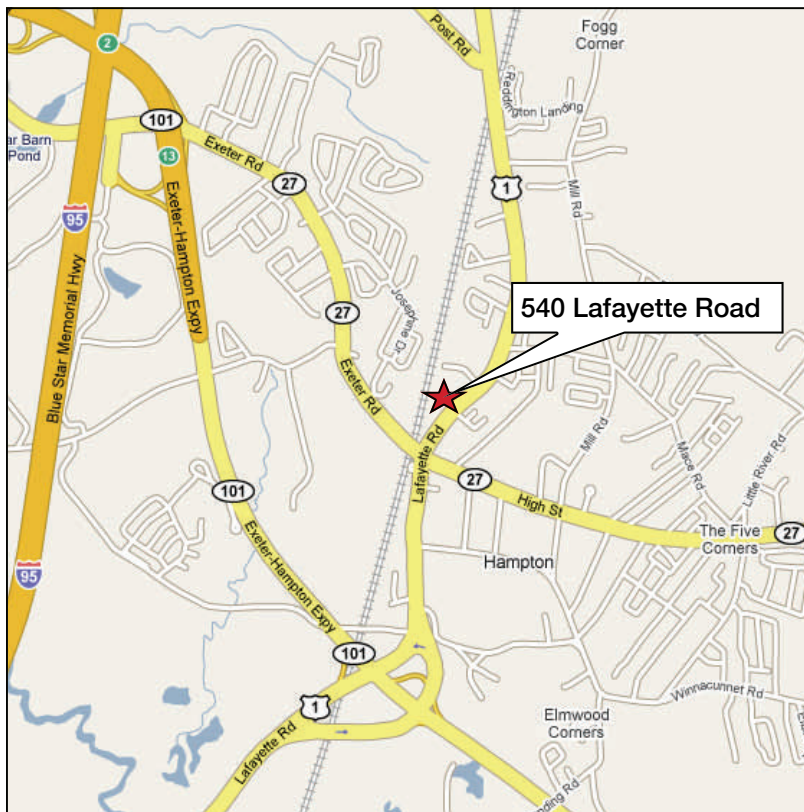


For Sale/Multi-Unit Office Building

540 Lafayette Road

Hampton, New Hampshire



Multi-tenant office building (7,800SF) Situated on 15,000 SF on US Route #1 in Hampton (Center), NH. 12 Units of approximately 650± SF. Recorded condominium documents in place for potential condominium conversion. Rate Route #1 opportunity for owner/user or investor.

Listing Broker Interest

Sale Price: \$725,000

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.

SITE DATA

- Permitted Use: Office
- Zoning: B—Business
- Total Bldg SF: 7,800±SF
- Total Land: 15,000 Frontage: 50 Feet on Rte 1
- Parking: 24

Building Construction

- Age of Building: 20± yrs
- Type of Construction: Wood framed
- Floors: 2
- Roofing: Shingled (New 2004)
- Exterior: Brick, Clapboard
- Interior Finish: Drywall
- Foundation: Slab
- Lighting: Florescent
- Ceiling Height: 8' - 10'
- Interior Flooring: Carpet, Tile
- Utilities: Municipal water & sewer, Gas
- Annual Property Taxes: \$10,000 2007
- Heat Source: FHA—Natural Gas (12 units)
- A/C: Central (12 units)
- Alarm Service: New Panel Heat & Smoke (new 2007)
- Handicapped Access: Ground level only
- Internet: Verizon, Comcast (tenant choice)

Contact information

Brian O'Brien ext. 237

bobrien@nainorwoodgroup.com

NAI Norwood Group

tel 603 431 3001 fax 603 431 3122

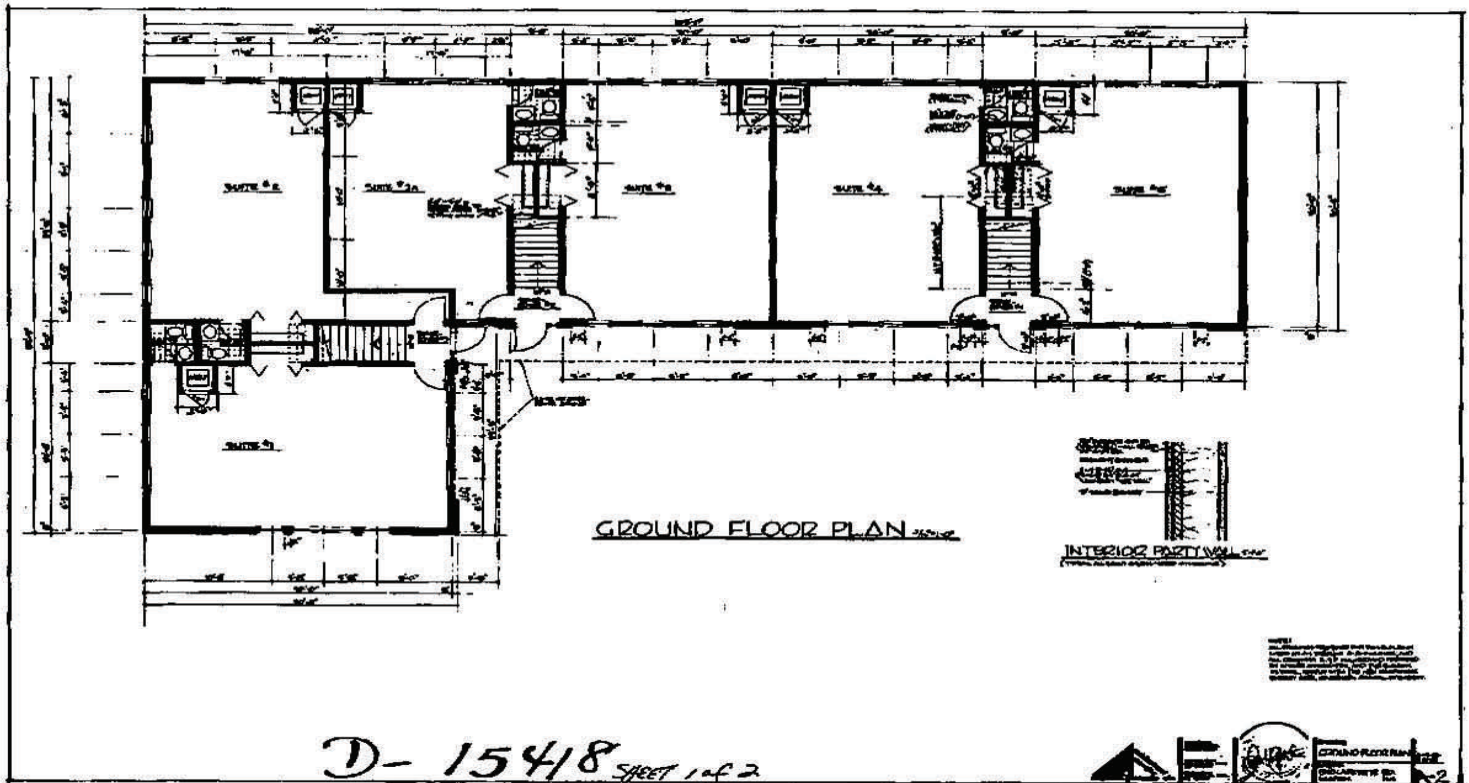
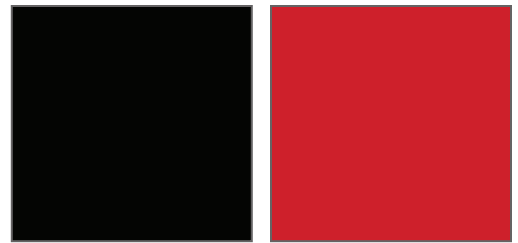
nainorwoodgroup.com

100 Market Street, Suite 401

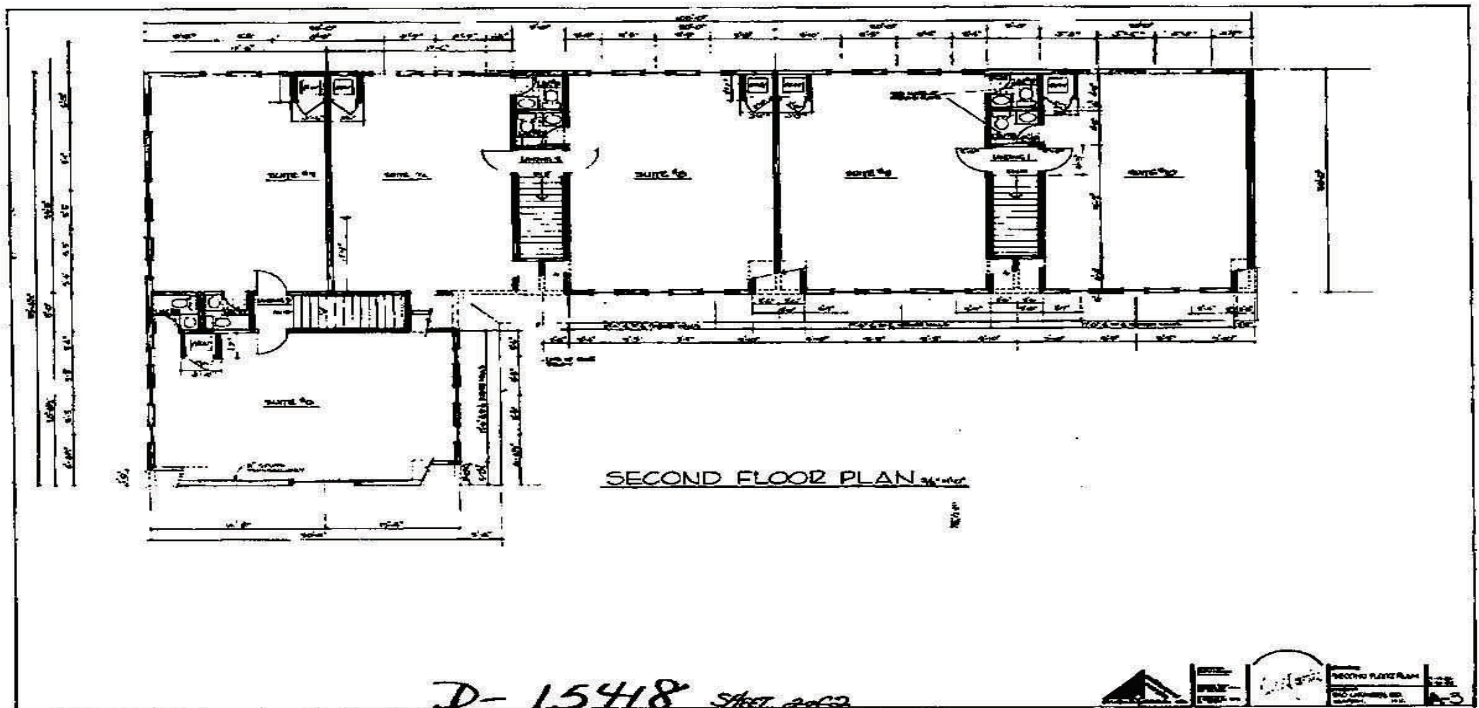
Portsmouth, NH 03801

Floor Plan

540 Lafayette Road
Hampton, New Hampshire



NOTE: Original construction not current existing conditions



NOTE: Original construction not current existing conditions