

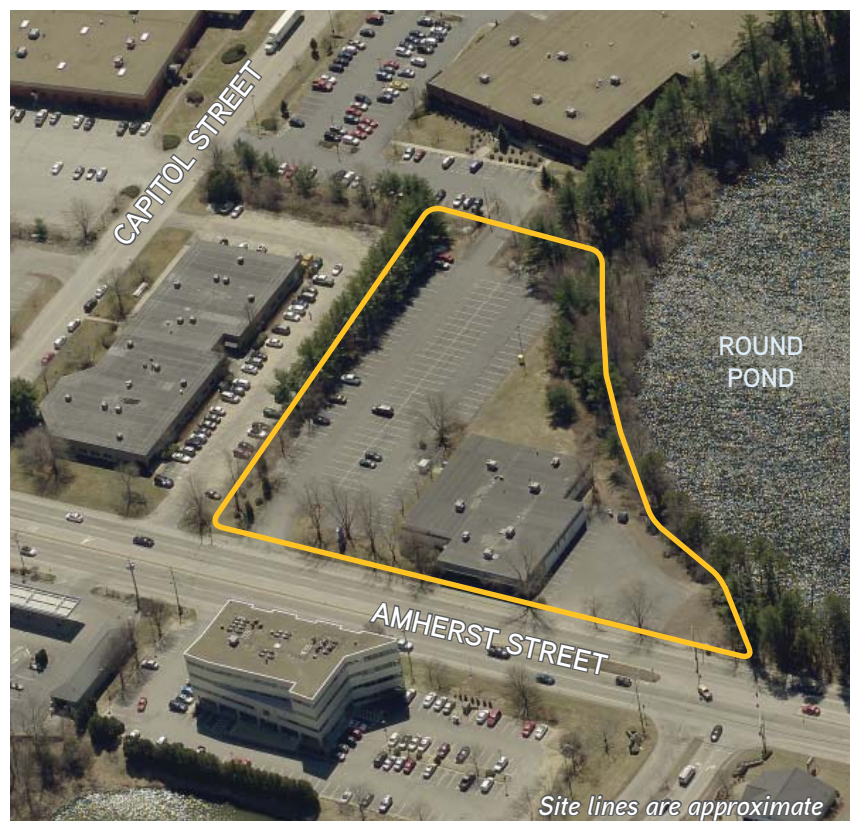
FOR SALE > Office/Retail/R&D Building Redevelopment Opportunity

546 AMHERST STREET/ROUTE 101A, NASHUA, NH 03063



Snapshot > Prime Opportunity

Building Type	Office
Current Use	Educational/institutional
Year Built	1965
Total Building SF	17,000±
Acreage	3.2±
Parking	140± spaces
Roof	Flat rubber membrane
Utilities	Municipal water & sewer Natural gas; forced hot air 100% AC throughout
Zoning	General Business
2016 Estimated Taxes	\$59,325
List Price	\$2,300,000



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546 Amherst Street, Nashua, NH



Property Highlights

- › Highly visible location with 525'± of road frontage on Amherst Street/Route 101A with 36,000± VPD (NHDOT 2015)
- › 17,000± SF building is currently fit-up as an educational facility featuring classroom areas, office space, open bullpen areas, and bathrooms
- › Excellent signage opportunity on bustling Route 101A
- › Situated on 3.2± acres with 140 parking spaces
- › Uniquely featuring 497'± of frontage on Round Pond
- › Fully sprinklered with wet and dry systems in different portions of the building
- › Easy highway access, just 2± miles from the F.E. Everett Turnpike (Exit 8)
- › Neighboring businesses range from local and regional professional office and industrial users to national retail users, including Target, Walgreens, Big Lots, Market Basket, Marshalls, ConvenientMD, Bank of America, Nashua Community College, and many more

2016 DEMOGRAPHICS BY DRIVE TIME*

	5 minutes	10 minutes	15 minutes
Population	4,273	26,851	103,577
Number of Employees	12,300	34,751	83,628
Number of Households	1,852	10,712	41,547
Average Household Income	\$94,003	\$101,855	\$91,467

*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016.

Contact Us

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Floor Plan

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