

389 NASHUA ST.
MILFORD, NEW HAMPSHIRE

FOR SALE
4,344± SF

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



MEDICAL OFFICE / APARTMENT INVESTMENT

Building SF:

4,344± SF

Building Size:

Medical Office: 3,242 SF±

Apartment: 1,102 SF±

Basement: 3,242 SF±

Total: 7,586 SF±

Year Built:

2001

Construction:

Wood Frame, Vinyl Siding

Siding / Windows:

Medical Office: new in 2001

Apartment: replaced / upgraded in 2001

HVAC:

Natural Gas Heat

AC - 1st floor medical office

Roof:

Medical Office: new in 2001

Apartment: replaced in 2001

Parking: 20±

Medical Office: 17

Apartment: 3

Utilities:

Water/Sewer: Municipal

Electric: Eversource

Gas: Liberty

Apartment:

• Two Bedrooms, 1,102 sf ±

• Kitchen - 10' x 13' with new appliances, Full bath, with washer/dryer hookup

Medical Office:

- Large reception / waiting area
- Reception / front office
- 6 exam rooms
- Lab / phlebotomy
- 2 restrooms
- Kitchenette
- Staff conference room
- 2 doctors offices
- Storage closets
- Full basement with records storage

Zoning:

LC - Professional Building

Highway Access:

- < 1.0 miles to Milford Traffic Circle
- < 1.5 miles to NH Rte 101

DEANE NAVAROLI

CELL: 603.315.0808

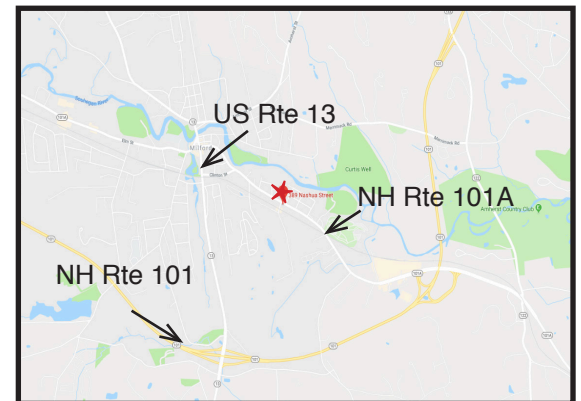
EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939

PROPERTY DESCRIPTION

William & Reeves is pleased to offer a distinctive mixed-use investment property with commercial and residential tenants for sale. The 100% leased ± 4,344 RSF well-maintained property consists of a ± 3,242 SF medical office and a ± 1,102 SF two-bedroom 2nd floor residential apartment, strategically located on 101A (Nashua Street) in Milford, NH. The medical office portion of the building was constructed in 2001 with an additional ± 3,242 SF full basement currently utilized for storage. A new roof and replacement windows were added to the original two-story colonial in 2001. Appliances within the apartment were replaced in 2014/2015. This offering benefits from a strong historical occupancy; exceptional visibility and potential income upside based on the current in-place rental income vs the market.

389 Nashua Street is located south of Downtown Milford, easily accessed via NH Rte 101A. It is only 1.5 miles from NH Rte 101 and less than 1.0 mile from US Rte 13.



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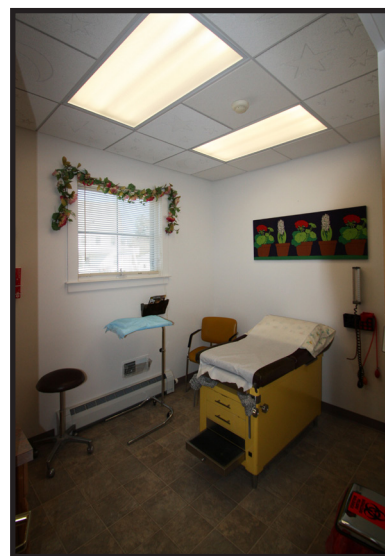
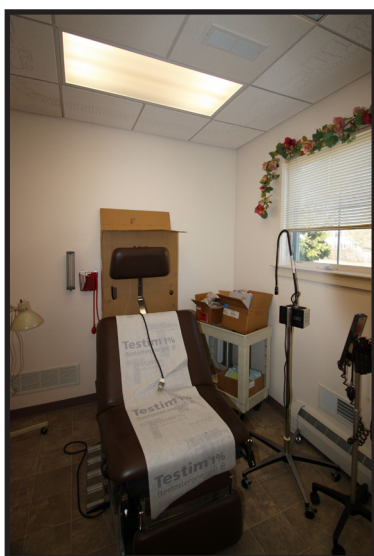
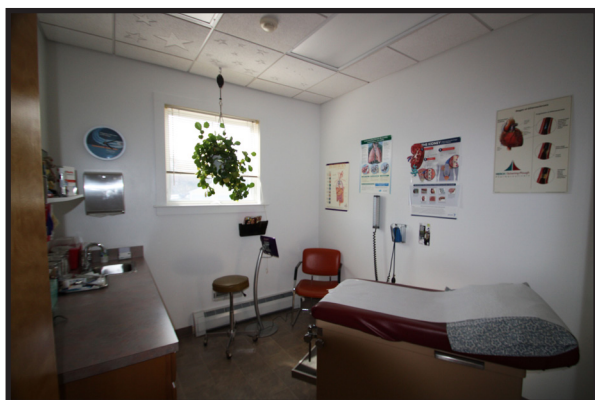
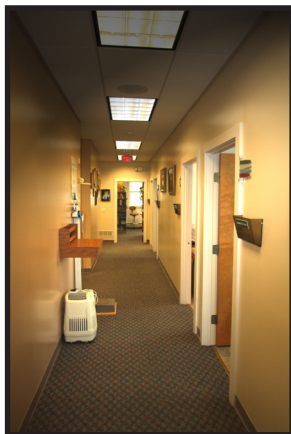
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MEDICAL OFFICES



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APARTMENT



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