



SPERRY

COMMERCIAL REALTY ASSOCIATES

**41 BUTTRICK ROAD
LONDONDERRY, NH**

**OFFICE/MEDICAL CONDO
FOR SALE OR LEASE**



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DESCRIPTION

The property is a well-maintained, two-story medical office building constructed in 1989 and offered for **sale** in its entirety, with a total of 10,643 square feet. The second floor consists of Units 1 and 2, totaling 5,148 square feet, which are also available for **lease**, offering flexibility for owner-users or investors. The first floor is comprised of Units 3, 4, and 5, totaling 4,598 square feet, with Suite 5 (1,579 square feet) currently occupied by a tenant.

The building overall offers a flexible configuration with multiple exam rooms, private offices, a welcoming reception and waiting area, and in-suite restrooms. Additional amenities include elevator service, handicap accessibility, and ample on-site surface parking for both patients and staff.

Strategically located with convenient access to I-93 via Exit 4, the property is surrounded by established medical and professional users, creating strong business synergy. With its high visibility, excellent condition, and flexible leasing and ownership options, 41 Buttrick Road presents an outstanding opportunity for investors, medical users, or businesses seeking a professional and accessible location in the heart of Londonderry's growing commercial district.



HIGHLIGHTS

Sale Price: \$1,200,000

Building Size: 10,643 SF (entire building for sale)

Lease Rate: \$10.00/SF/year

Available Spaces: Units 1, 2, 3, & 4

Property Features:

- Medical-grade buildout throughout
- Private offices
- Reception and waiting area
- In-suite restrooms
- Elevator access

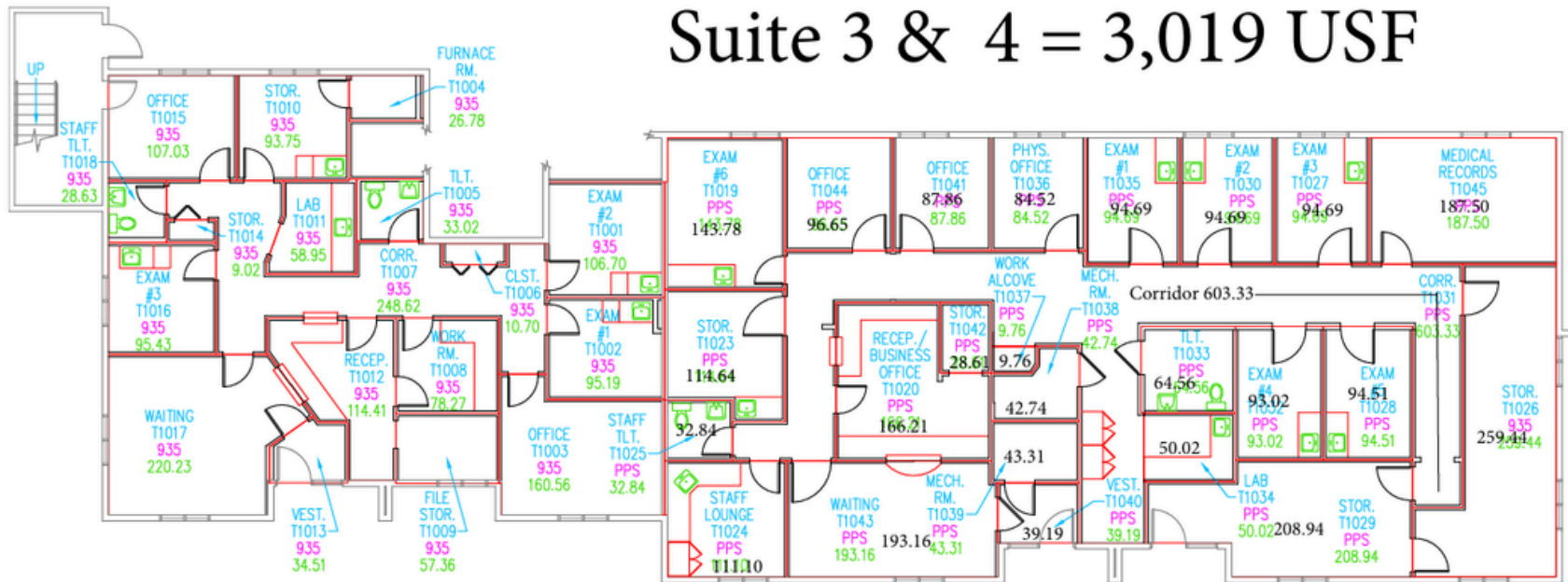
ADDITIONAL PHOTOS

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FLOOR PLAN (1ST)

Suite 3 & 4 = 3,019 USF

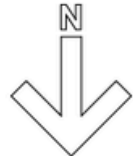
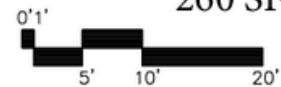


Suite 5
1,579 SF

SUITE 4
PARKLAND INTERNAL MEDICINE
OF LONDONDERRY

Suite 4
2,759 SF

Suite 3
260 SF

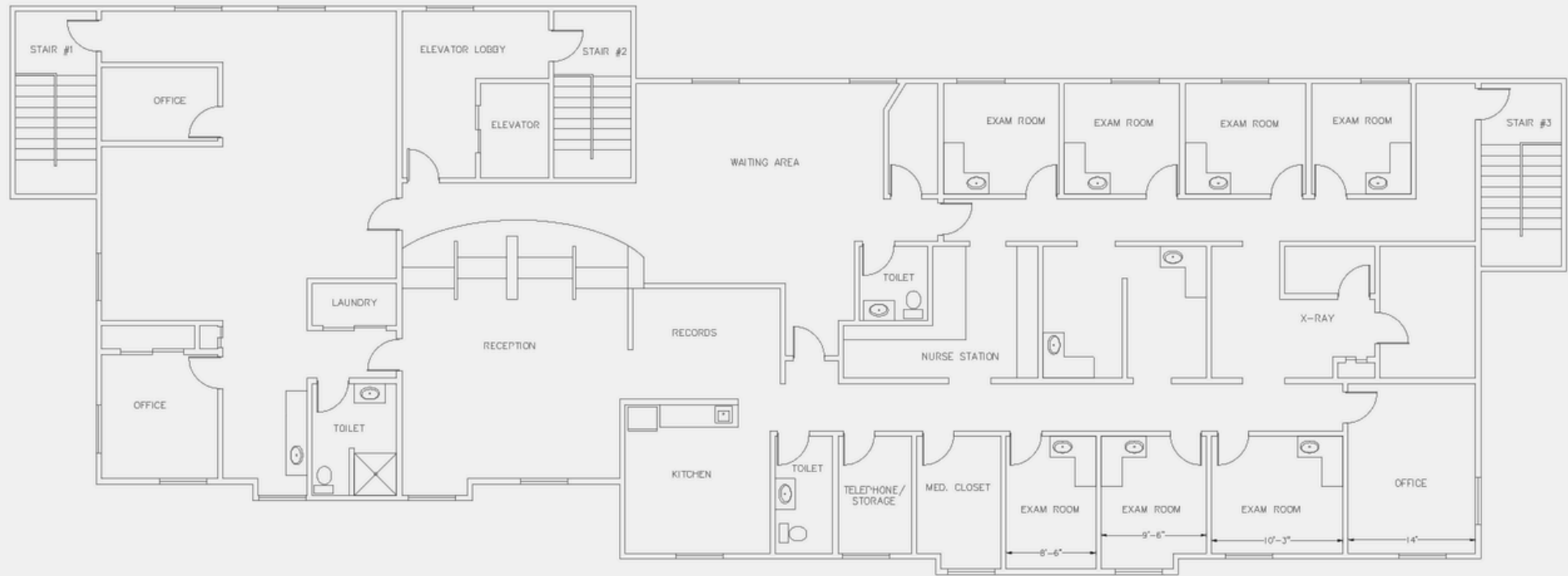


Londonderry Medical Park II
Buttrick Road

FLOOR PLAN (2ND)

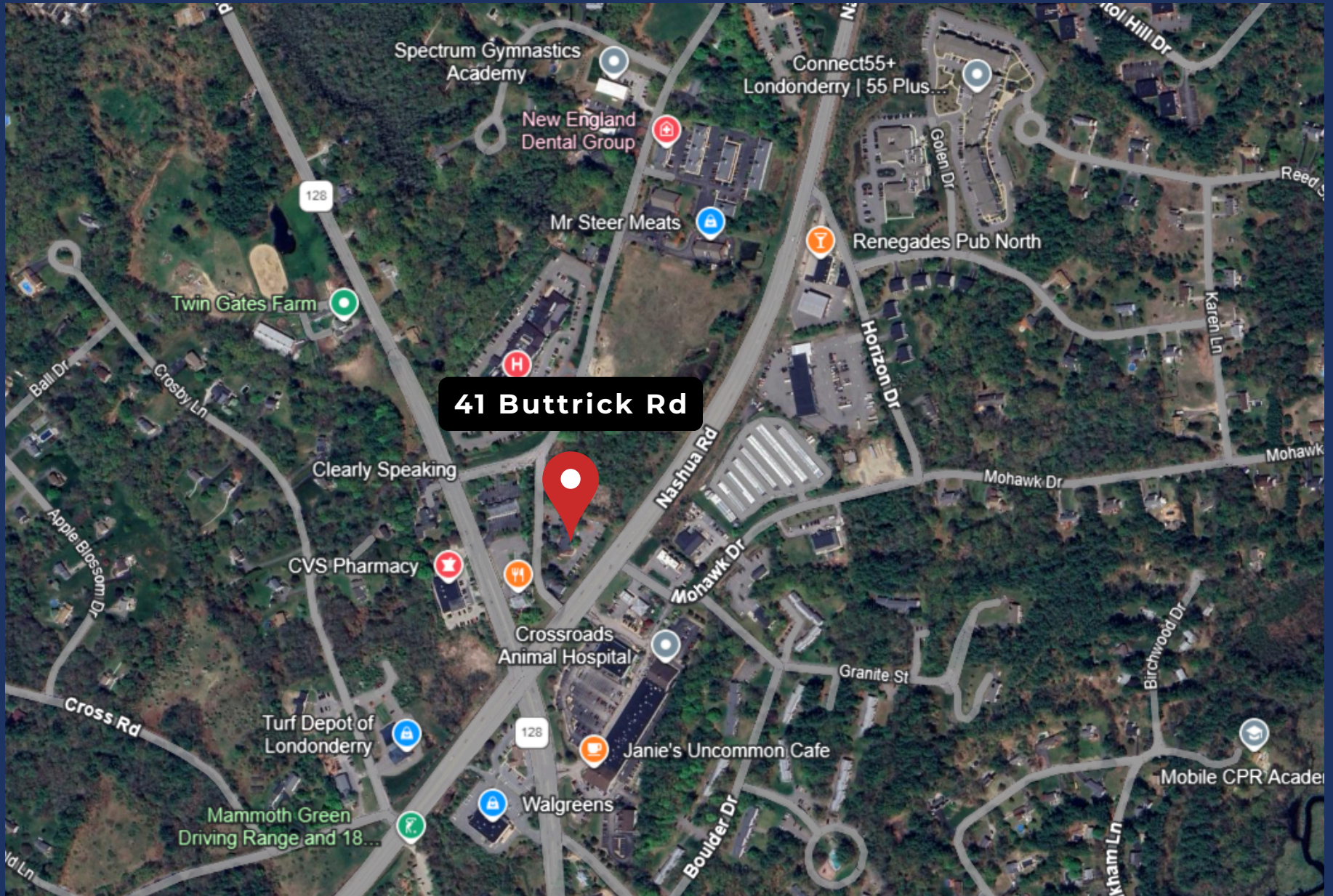
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SECOND FLOOR PLAN
NOT TO SCALE - TOTAL AREA = 5,148 SF



AERIAL VIEW

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