



For Sale

Professional Office

2 Ash Street
Hollis, NH

Property Highlights

- 4,112± SF beautifully preserved historic New England colonial, thoughtfully converted into professional office
- Currently partially occupied with existing tenants; flexible floor plan can allow you to scale occupancy over time while benefiting from additional cash flow
- Originally built in 1750 and listed on the National Register of Historic Places, featuring recent renovations that seamlessly blend modern workspaces with classic architectural details
- Excellent visibility with 8,400± AADT per NHDOT 2024
- 437± SF attached, unfinished garage ideal for additional storage
- Ample on-site parking for tenants and clients
- Financials available upon request

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

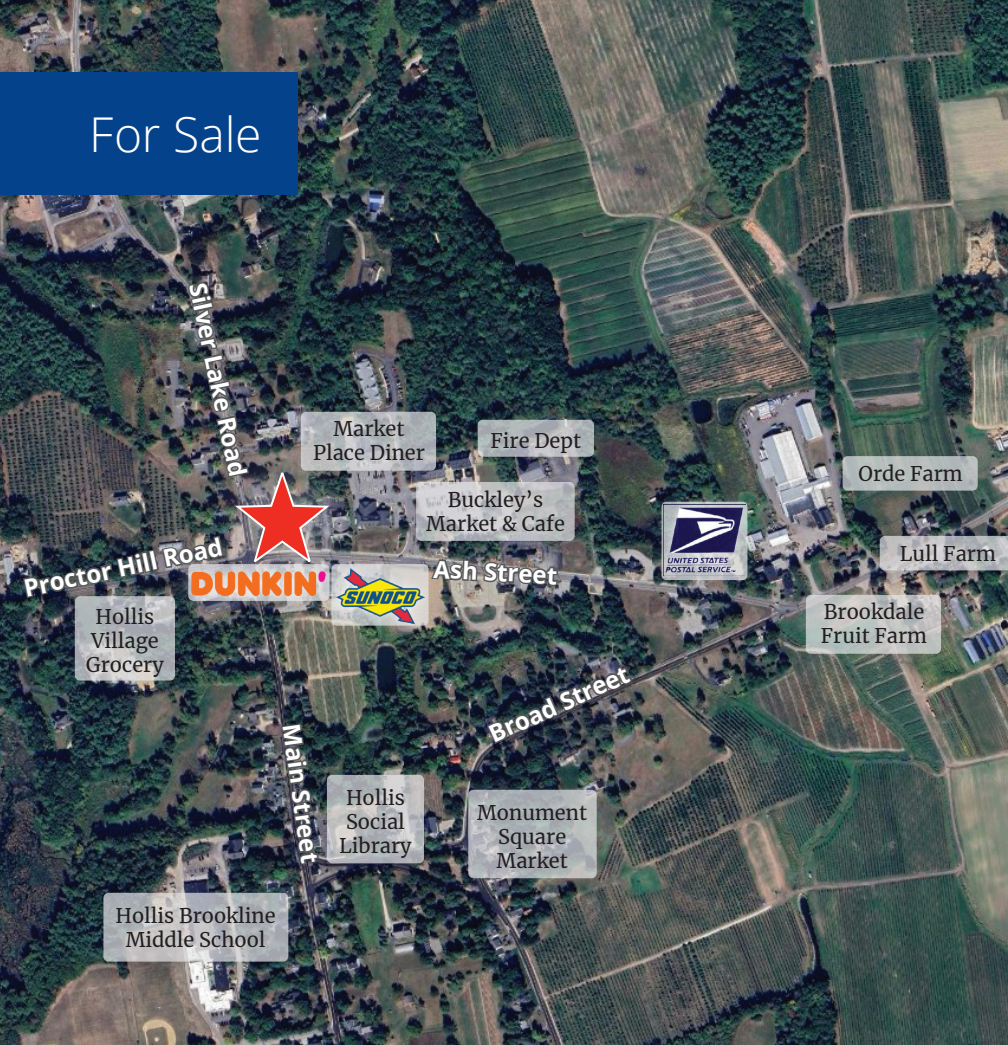
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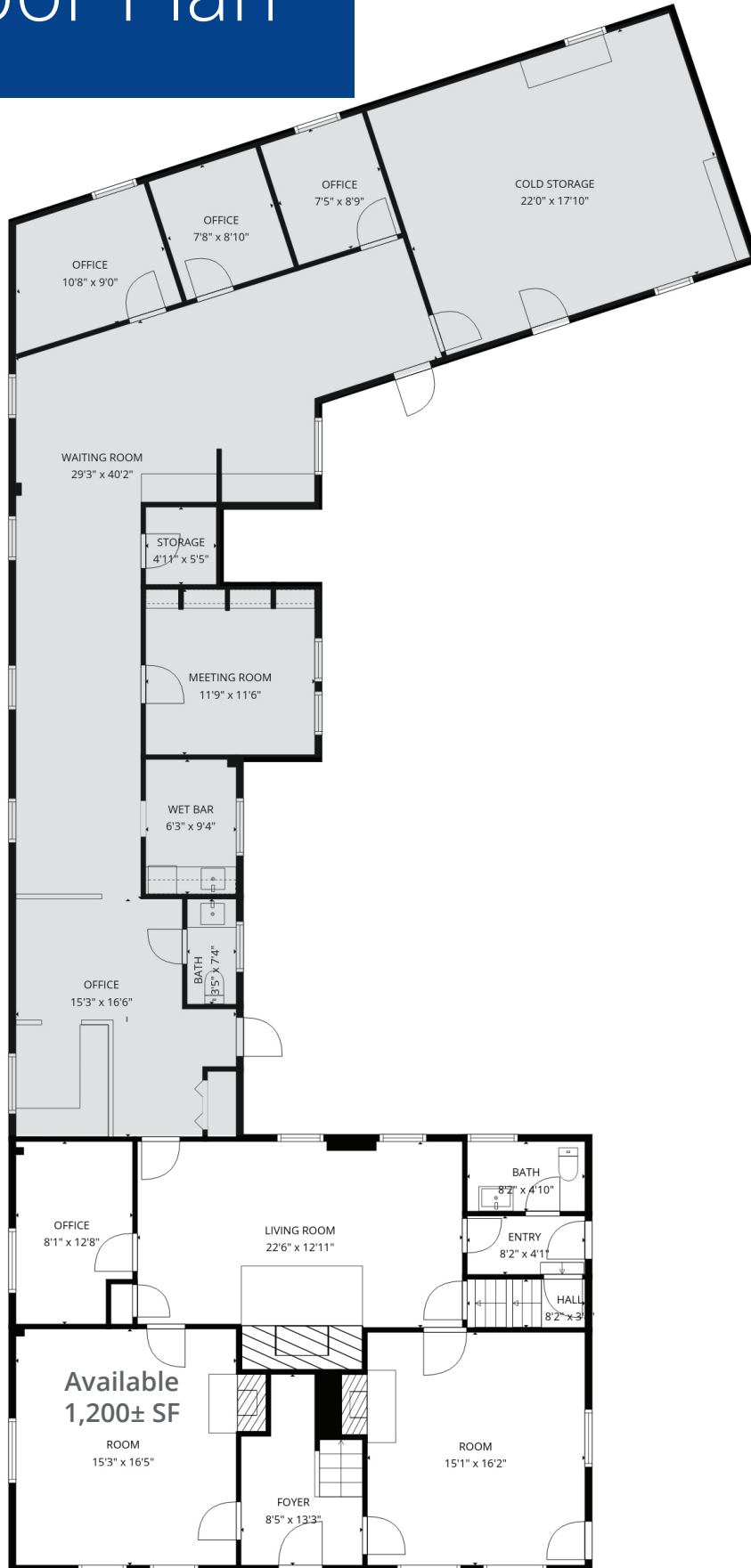
Specifications

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|--------------------|--|
| Address: | 2 Ash Street |
| Location: | Hollis, NH 03049 |
| Building Type: | Office |
| Year Built: | 1750 |
| Total Building SF: | 4,112± |
| Floors: | 2 |
| Acreage: | 0.64± |
| Road Frontage: | 135'± on Ash Street |
| Traffic Count: | 8,392± AADT per NHDOT 2024 |
| Utilities: | Private well water & septic Propane gas |
| Zoning: | Agricultural/Business (AB) |
| Parking: | Ample on-site |
| 2024 Taxes: | \$11,434.08 |
| List Price: | \$989,000 |



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1st Floor Plan



Leased

2nd Floor Plan

