



FOR SALE

SALE PRICE
\$2,150,000

-DOWNTOWN MANCHESTER

13-Unit MultiFamily + Retail Storefront



PROPERTY INFORMATION

Investment opportunity in the heart of Downtown Manchester. This approximately 8,344± SF, four-story mixed-use property features 13 income-producing one-bedroom apartments, plus an owner's office with potential conversion to an additional apartment, subject to zoning and code approvals. Approximately 770± SF of vacant street-level retail/office space provides further lease-up and income-growth potential. A compelling opportunity for investors seeking existing multifamily income with additional value-add potential in a central downtown location.

Situated in one of the city's most established and consistently occupied mixed-use neighborhoods. The immediate area combines dense residential blocks with neighborhood retail, professional offices, and service businesses, supporting steady walk-in traffic and a reliable residential tenant base. Downtown Manchester, the Elm Street business district, Catholic Medical Center, and SNHU Arena are all within a short drive, and public transportation, dining, and everyday amenities are nearby.



PROPERTY SPECIFICATIONS

Building Size	8,344± SF
Stories	4 + Basement
Year Built	1910
Class	B
Tenancy	Multi-tenant
Construction	Wood frame
Exterior	Vinyl siding / clapboard
Roof	Flat, tar & gravel
Foundation	Concrete
Interior	Drywall / sheetrock
Floors	Vinyl
Heat	Gas
AC	Window units
Water / Sewer	Public
Zoning	Flexible DT-1 commercial zoning

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INTERIOR PHOTOS



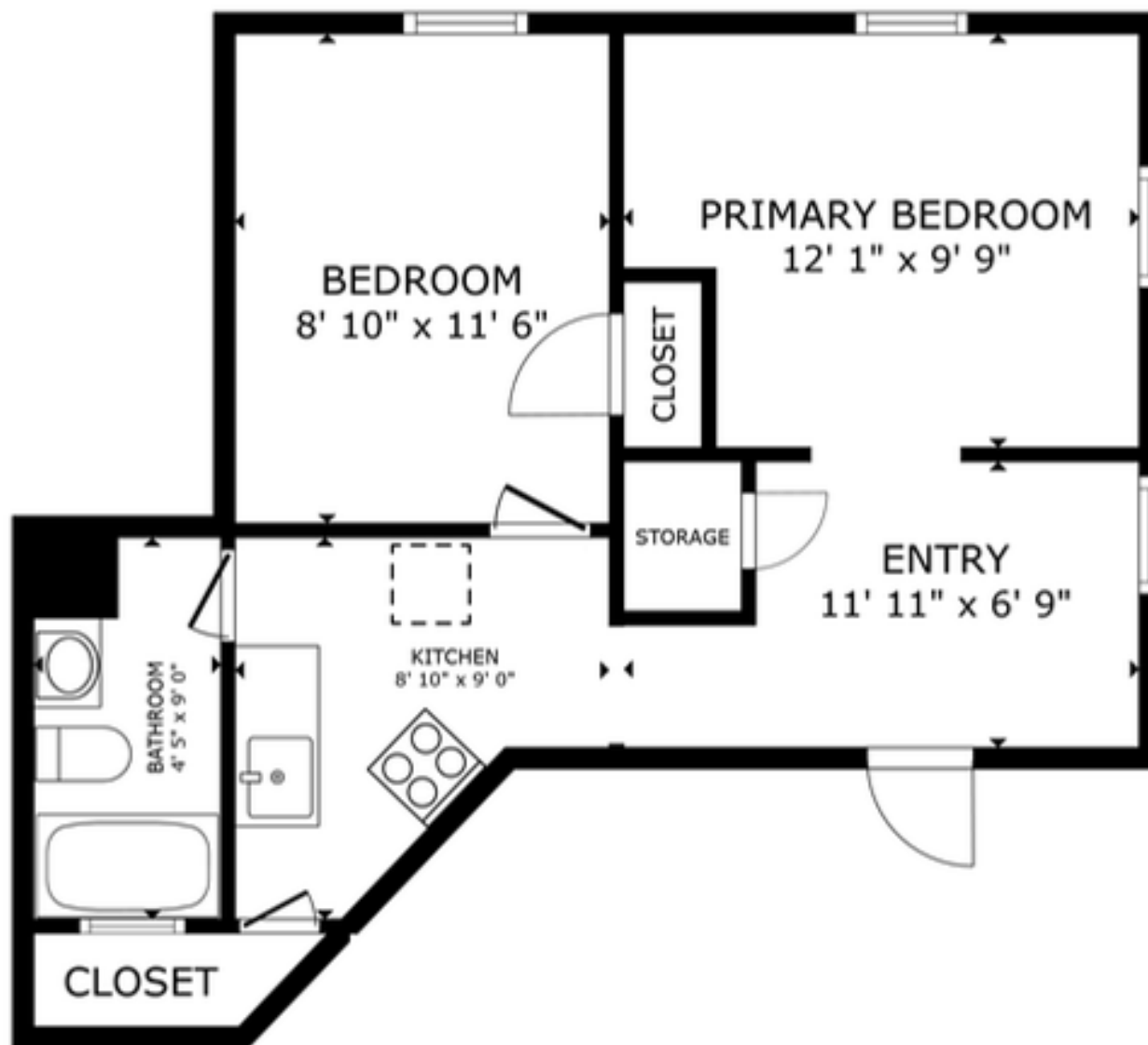
VIRTUAL TOUR

INTERIOR PHOTOS



VIRTUAL TOUR

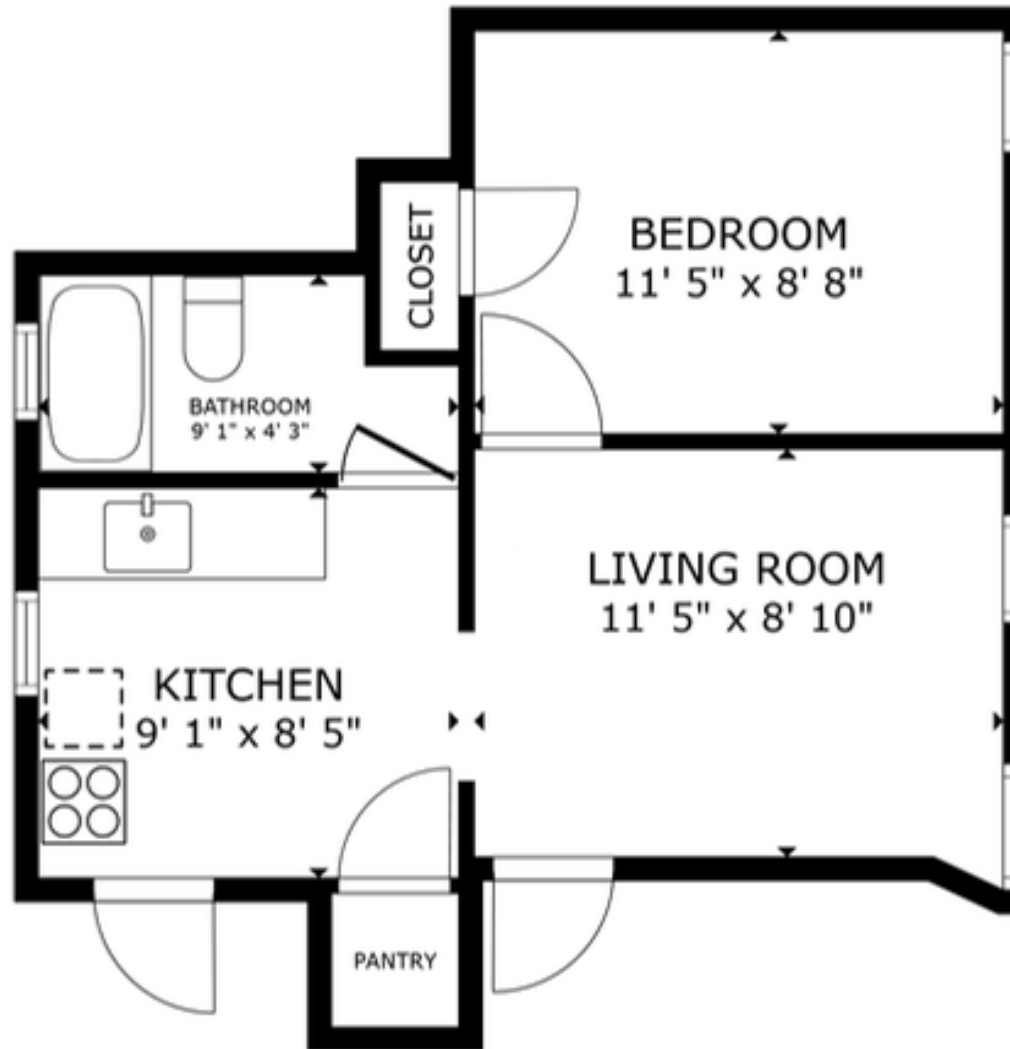
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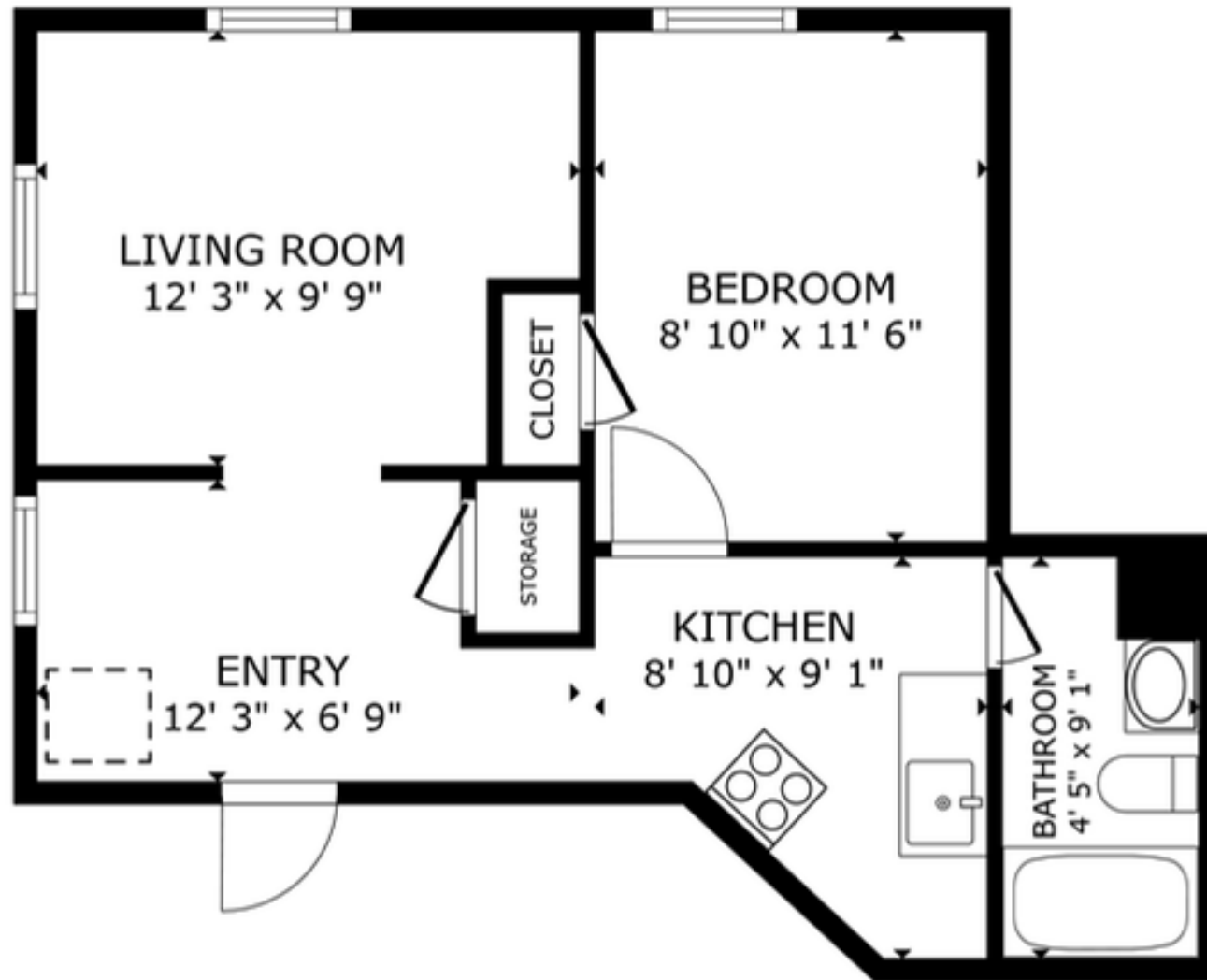
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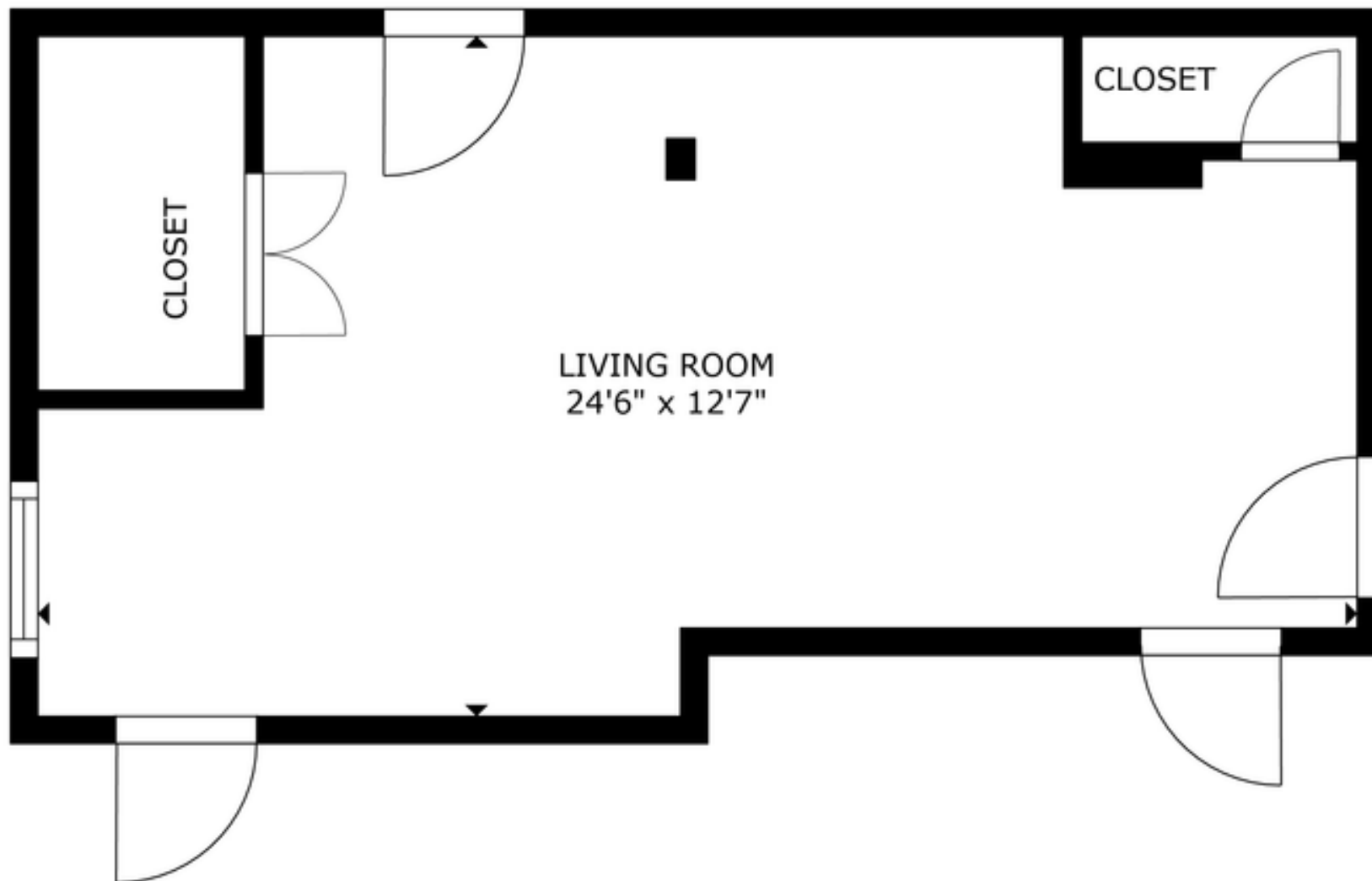
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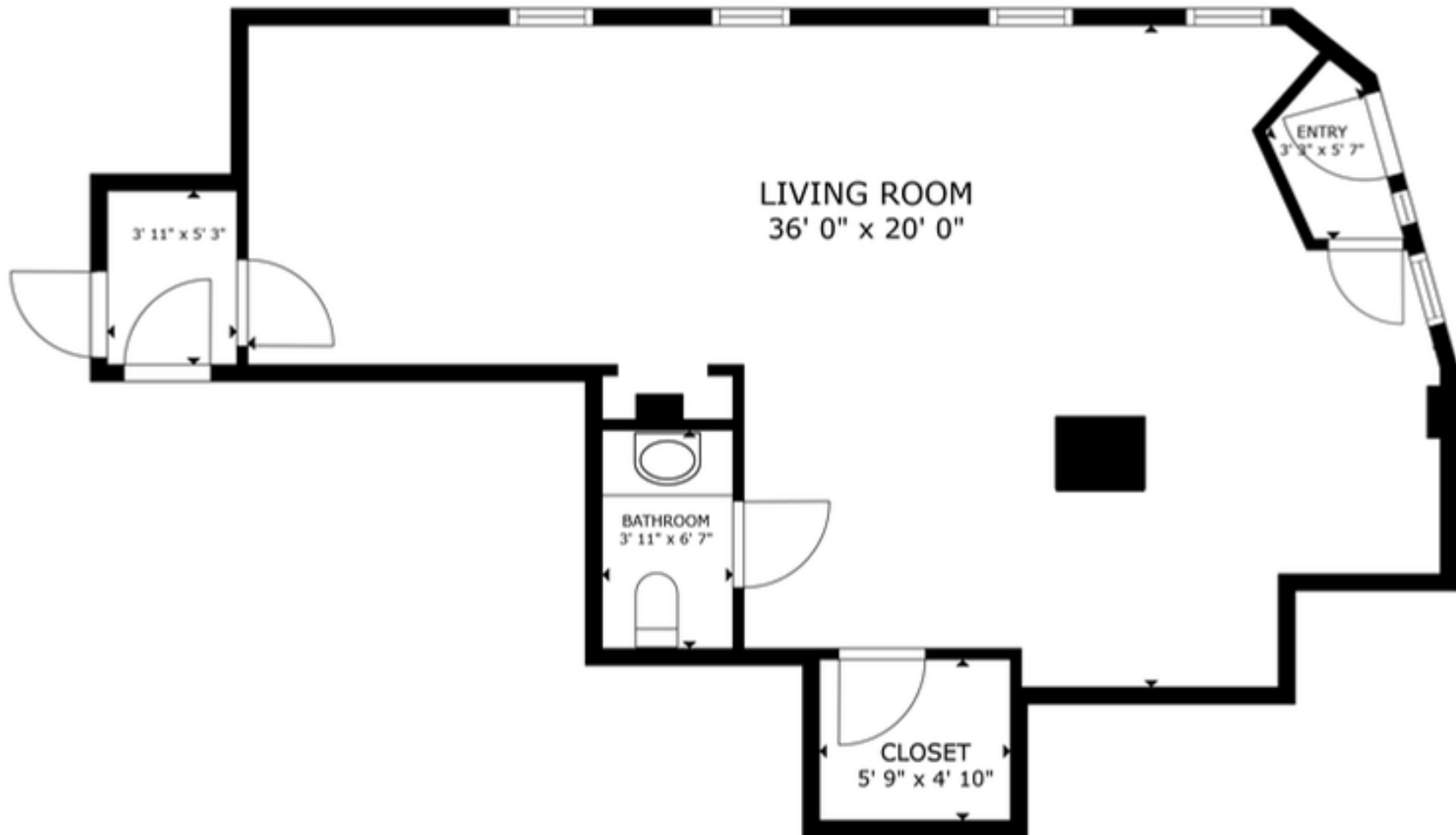
UNIT 4



OFFICE

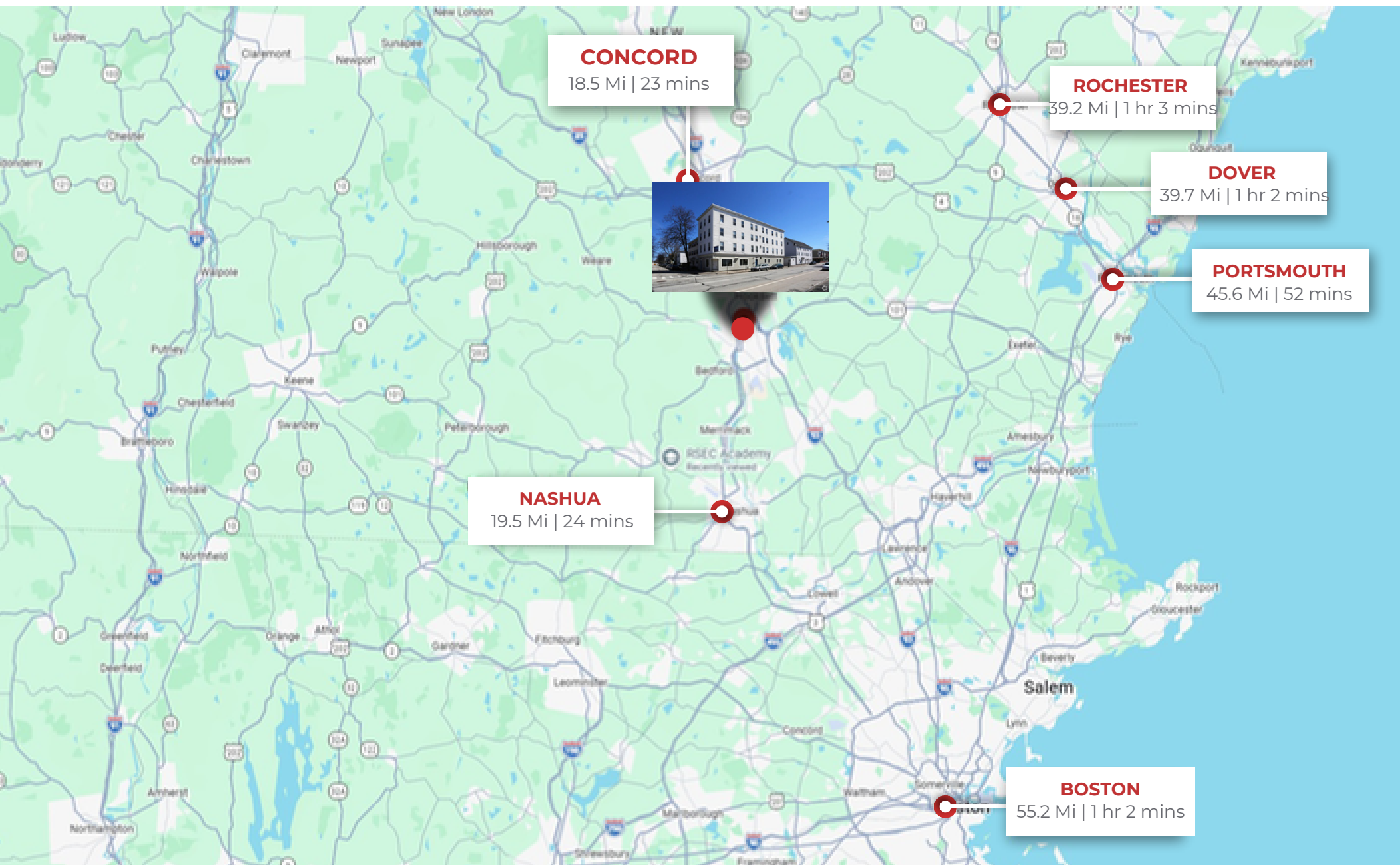


RETAIL SPACE
VIRTUAL TOUR



FLOOR PLAN





CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

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We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

CONTACT

DEANA ARDEN

SENIOR ADVISOR

📍 2 Greenleaf Woods Drive Suite 301

Portsmouth, NH 03801

☎ (603) 682-3440

☎ (603) 637-2014

✉ darden@nainorwoodgroup.com

JESSIE GILTON

CRE ADVISOR/SELF-STORAGE SPECIALIST

📍 2 Greenleaf Woods Drive Suite 301

Portsmouth, NH 03801

☎ (603) 637-2008

☎ (617) 820-8443

✉ jessie@nainorwoodgroup.com