

For Sale or Lease

Office / Redevelopment Opportunity
351 Chestnut Street
Manchester, NH 03101



Building Size: 12,000 SF on 1st Floor
14,000 SF on 2nd Floor
12,000 SF on Lower Level
38,000 SF Total

Lot Size: .62 Acres

Type / Use: Office, Institutional, Redevelopment, Self Storage

Utilities: Municipal

Zoning: Central Business District (CBD)

Parking: 20 Spaces plus 26 sheltered in basement and on street parking

Lease Rate: \$12.00 PSF Full Gross **New Price!**

Sale price: \$2,449,000.00 **New Price!**

Comments: Former police station with 46 onsite parking spaces and on street parking. Fully equipped generator, 140 foot antenna and 2,000 SF mezzanine storage.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Sale or Lease

Office / Redevelopment Opportunity 351 Chestnut Street Manchester, NH 03101

Building Data:

Total Building Size: 12,000 SF on 1st Floor; 14,000 SF on 2nd Floor; 12,000 SF on Lower Level; 38,000 SF Total. Plus 2,000 SF mezzanine storage.

Type / Use: Office, Institutional, Redevelopment, Self Storage

Construction Type: Steel frame, brick, masonry, concrete & cinderblock

Construction Year: 1976, Renovated 2016

Ceiling Height: 10 Feet

Windows: Thermopane, fixed and tinted

Walls: Sheetrock

Flooring: Vinyl, carpet

Roof: Flat, rubber membrane

Elevator: Two (2). Elevator 1: 2 stops; Elevator 2: 4 stops.

Drive In Doors: Three

Site Data:

Signage: On building

Lot Size: .62 Acres

Frontage: 246' on Chestnut Street, 127' on Manchester Street and 110' on Merrimack Street

Parking: 22 in garage; 24 surface spaces; plus on street parking

Zoning: Central Business District - CBD

Map & Lot: Map 73 Lot 1

Book & Page: Book 8766 Page 2686

Utilities:

Water & Sewer: Municipal

Power: 2,000 Amps; 277/480 V with Emergency Generator

Lights: Fluorescent

Heating: Electric / Hot Water / FWA

AC: Central

Alarms: Yes

Sprinklers: Yes, wet

Communications: Extensive voice & data distribution

Lease Information:

Rate: \$12.00 PSF Full Gross **New Price!**

Taxes,CAM,Ins & Utilities: Included in rent

Sale Information:

Sale price: \$2,449,000.00 **New Price!**

Taxes: \$21,888.00



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