

FOR SALE

INDUSTRIAL/ COMMERCIAL PROPERTY

±6,596 SF

151 ELM STREET

Manchester, NH

PRICE REDUCTION
**BRING
= ALL =
OFFERS!**



PROPERTY OVERVIEW

CBRE/New England is pleased to present the availability of 151 Elm Street, Manchester, NH for sale; a ±6,596 SF industrial/commercial building is situated on 0.64 acres. The property presents a great opportunity for redevelopment or as an investment. It is fully leased by two long term tenants. Features include small office space, seven drive-in bays, municipal water/sewer, gas heat and onsite parking for ±40 vehicles. A new roof was added in 2014.

The property offers excellent visibility and signage with over 200' of frontage on busy Elm Street; one of Manchester's highly traveled business corridors. Strategically located less than 0.3 miles from I-293 makes the property ideal for owners that need quick and easy highway access.

FEATURES

- + Great investment or redevelopment opportunity
- + Excellent visibility & signage
- + ±6,596 SF Industrial/Commercial building
- + 200' of frontage on busy Elm St.
- + 100% leased with two tenants
- + Familiar retail neighbors
- + High traffic area over 22,800 VPD
- + Easy access to I-293



CONTACT US

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CBRE | New England

INDUSTRIAL/COMMERCIAL PROPERTY

±6,596

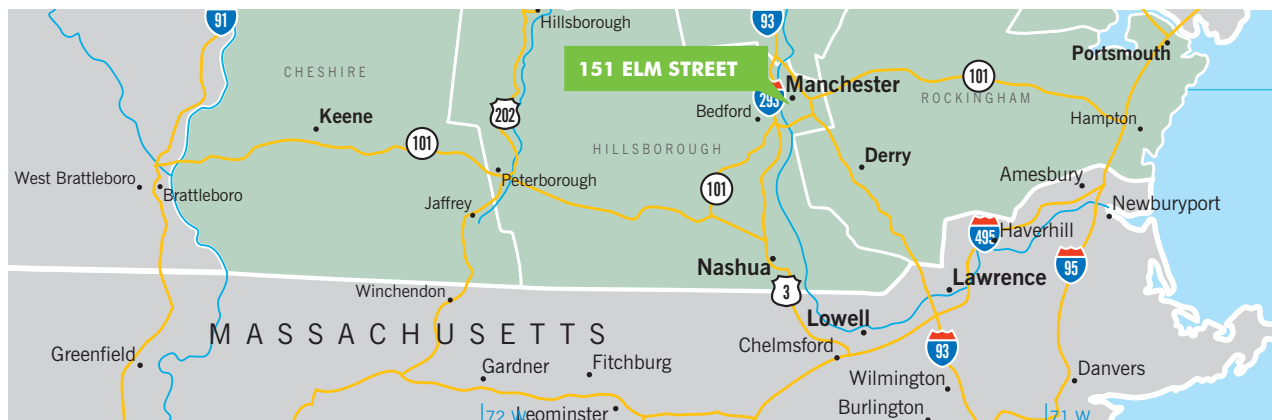
FOR SALE

151 ELM STREET
Manchester, NH



PROPERTY SPECIFICATIONS

+ Building Size:	±6,596 SF	+ Utilities:	Municipal water and sewer
+ Lot Size:	±0.64 acres	+ HVAC:	Gas heat
+ Zoning:	Central Business District	+ Parking:	±40 vehicles
+ Loading:	7 drive in bays	+ Sale Price:	\$950,000.00 \$850,000



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