



For Sale or Lease

Well-Appointed North End Office

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831 Union Street Manchester, NH

Property Highlights

- 3-story 3,538± SF office building on 0.17± acres available for sale or lease at the corner of Union and Salmon Streets in Manchester, NH
- Fully renovated in 2012, and upgraded in 2019, with a new conference room, LED lighting installed on 1st floor, updated wiring, new high velocity AC system with compressors, new integrated fresh air handlers, new furnace/heating system, indirect water heater (oil tanks removed), and restored Victorian entrance
- Features 5 offices, 2 conference rooms, open work area, multiple restrooms and an excellent signage opportunity
- Building can be used for either commercial or residential use
- Located in Manchester's North End just a few blocks up from Elm Street, close to downtown amenities, and 1 mile to Exit 6, I-293

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Specifications

Address:	831 Union Street
Location:	Manchester, NH 03104
Building Type:	Office
Year Built:	1910
Total Building SF:	3,538±
Available SF:	3,538±
Acreage:	0.17±
Utilities:	Municipal water & sewer; natural gas
Zoning:	R2
Parking:	6 to 8 on-site spaces
2023 Avg Utility Expenses:	Electric: \$4,072.49/year Propane: \$3,404.08/year Water: \$833.90/year Landscaping & snow removal: TBD
2023 Taxes:	\$6,985.74
Accessibility:	Located in Manchester's North End just a few blocks up from Elm Street, close to downtown amenities, and 1 mile to Exit 6, I-293
Lease Rate:	\$13.00 NNN
List Price:	\$495,000

