



COMMERCIAL REALTY ASSOCIATES

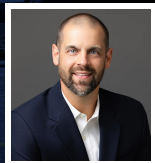
169 South River Rd, Unit 1, Bedford, NH

603.262.3555

31-37 ELM STREET
MANCHESTER, NH 03101

For Sale

Distinctive Mixed-Use Investment with
Existing Income and Value-Add Potential



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5 Apartments | 4 Street-Level Retail Units

Property Summary



INVESTMENT OVERVIEW

31-37 Elm Street is a distinctive mixed-use property located near downtown Manchester. The property contains five residential apartments and four street-level retail units, providing a diversified combination of residential and commercial income.

Originally constructed in 1920 and substantially reconstructed and modernized, blending historic character with updated residential and commercial space, the property offers an incoming owner the opportunity to acquire a mixed-use asset without the extensive deferred maintenance often associated with older urban properties.

The offering is well suited to a hands-on local investor who understands mixed-use real estate and recognizes the value of existing income combined with identifiable value-add potential.

OFFERING SUMMARY

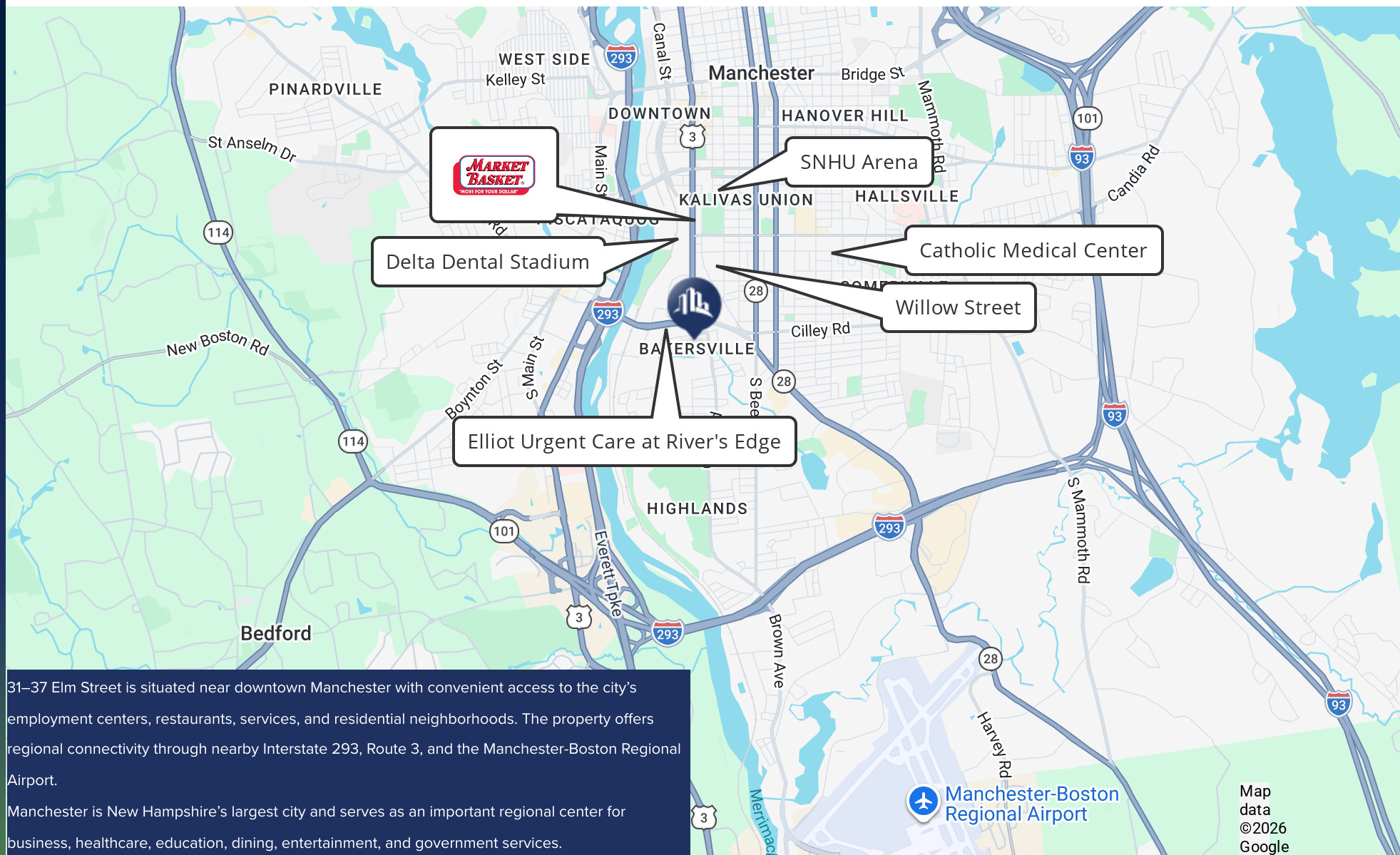
Sale Price:	\$1,850,000
Building Size:	13,998 SF
Rent Roll Income Expense:	Contact Agent



INVESTMENT HIGHLIGHTS

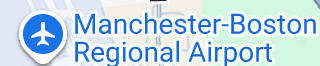
- Five residential apartments
- Four street-level retail units
- Diversified residential and commercial income
- Substantially reconstructed approximately ten years ago
- Maintained in very good overall condition
- The residential component provides identifiable value-add potential, with several apartments currently leased below prevailing Manchester asking rents
- Potential re-leasing, repositioning, or owner-occupancy opportunity
- Convenient location near downtown Manchester

Aerial Map



31-37 Elm Street is situated near downtown Manchester with convenient access to the city's employment centers, restaurants, services, and residential neighborhoods. The property offers regional connectivity through nearby Interstate 293, Route 3, and the Manchester-Boston Regional Airport.

Manchester is New Hampshire's largest city and serves as an important regional center for business, healthcare, education, dining, entertainment, and government services.

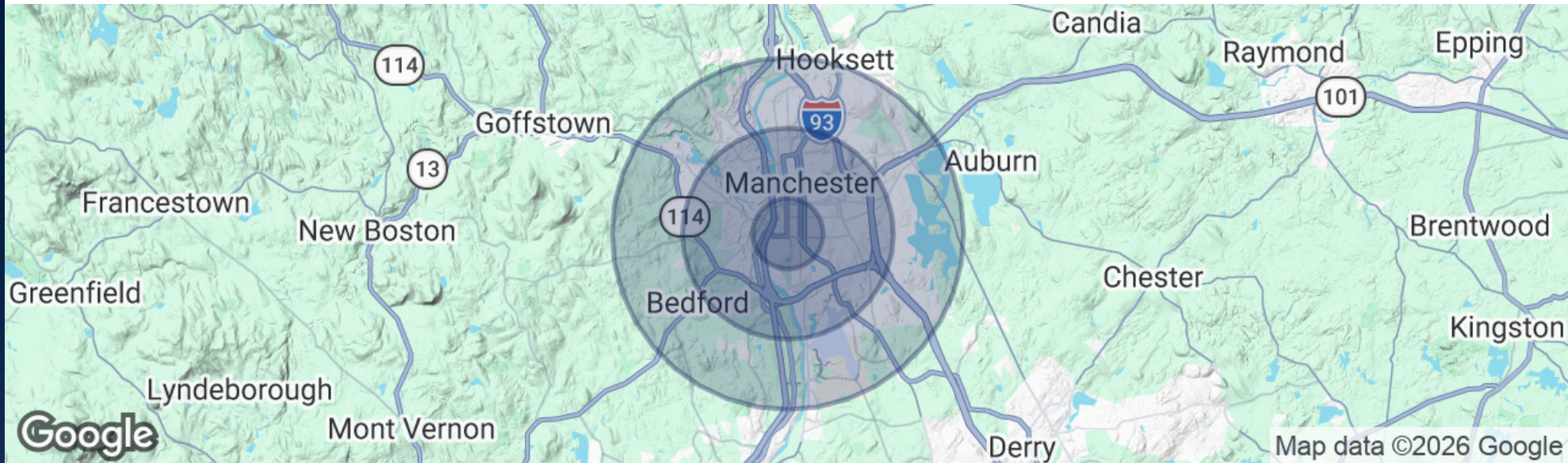


Map
data
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Google

Additional Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,282	100,274	145,434
Average Age	35.2	38.9	39.9
Average Age (Male)	34.8	38.2	39.2
Average Age (Female)	35.3	39.4	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,555	42,099	59,773
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$78,420	\$95,571	\$109,411
Average House Value	\$277,511	\$338,795	\$370,621

2023 American Community Survey (ACS)

Advisor Bios



JOSHUA SOLLOWAY

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region. Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.



JESSE HEPLER

Jesse Hepler brings a wealth of retail and restaurant real estate experience to SPERRY - Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations. During his tenure, he spearheaded more than 350 new restaurant developments, oversaw 500 remodels, and evaluated over 1,800 retail trade areas across the U.S. Following his corporate career, Jess served as Vice President of Leasing for a Boston-area commercial real estate firm before transitioning to brokerage. He holds the prestigious CCIM designation, an MBA in Finance, and is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.



CHRIS PASCUCCI

Chris began his career in 1985 in the New York City metropolitan area, specializing in property maintenance and management. After relocating to New Hampshire in 1995, Chris obtained his real estate license and entered the commercial real estate industry, working with Global Commercial Real Estate out of their Bedford, NH office. In October 2024, Chris began a new chapter as the Owner and Principal Broker of Commercial Realty Associates. This transition marks a significant milestone in his career, aligning with his culture and vision to establish the firm as the premier commercial real estate leader in Northern New England. With a commitment to excellence and innovation, Chris is poised to drive the team towards new successes and continue delivering exceptional service to clients.