



Top Floor Condo

**PRIME
MEDICAL
OFFICE CONDO**

FOR SALE OR LEASE

**769 S. MAIN STREET UNITS #301 & #302
MANCHESTER, NH 03102**

**\$20 / PSF NNN OR
\$1,050,000**

PROPERTY INFORMATION



PRIME MEDICAL OFFICE FOR SALE OR LEASE (6,277 SF)

769 S. Main Street Units #301 & #302 MANCHESTER, NH 03102

\$1,050,000 OR \$20 / PSF NNN

DESCRIPTION:

Dartmouth Commons is a combination of four self-contained structures all medical in nature offering convenient commuting to all highway points of entry. It also enjoys close proximity to major hospitals and specialty clinics, retail amenities and a wide selection of restaurant choices. The suites have a favorable window line around the perimeter giving natural light for employee occupants to enjoy. The medically themed suites are co-joined to accommodate one physician's practice or two independent healthcare providers. The layout in its current state lends itself to a wide spectrum of users whether for lease or for sale with a March 2026 occupancy date.

PROPERTY FEATURES:

- Central Air
- Ample Parking
- Town Water and Sewer
- Easy Highway Access
- Close to Hospitals
- 6,277 SF

VIRTUAL TOUR LINK

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DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	10,553	112,354	295,775
Households	4,268	44,942	117,674
Families	2,878	28,433	76,387
Avg HH Size	2.44	2.47	2.46
Median Age	44.0	39.7	40.6
Median HH Income	\$104,189	\$87,117	\$99,833
Avg HH Income	\$137,336	\$123,400	\$136,476

BUSINESSES (10 MILE)



12,438
TOTAL BUSINESSES



146,693
TOTAL EMPLOYEES

INCOME (10 MILE)



\$95,932
MEDIAN HH INCOME



\$52,868
PER CAPITA INCOME



\$318,933
MEDIAN NET WORTH

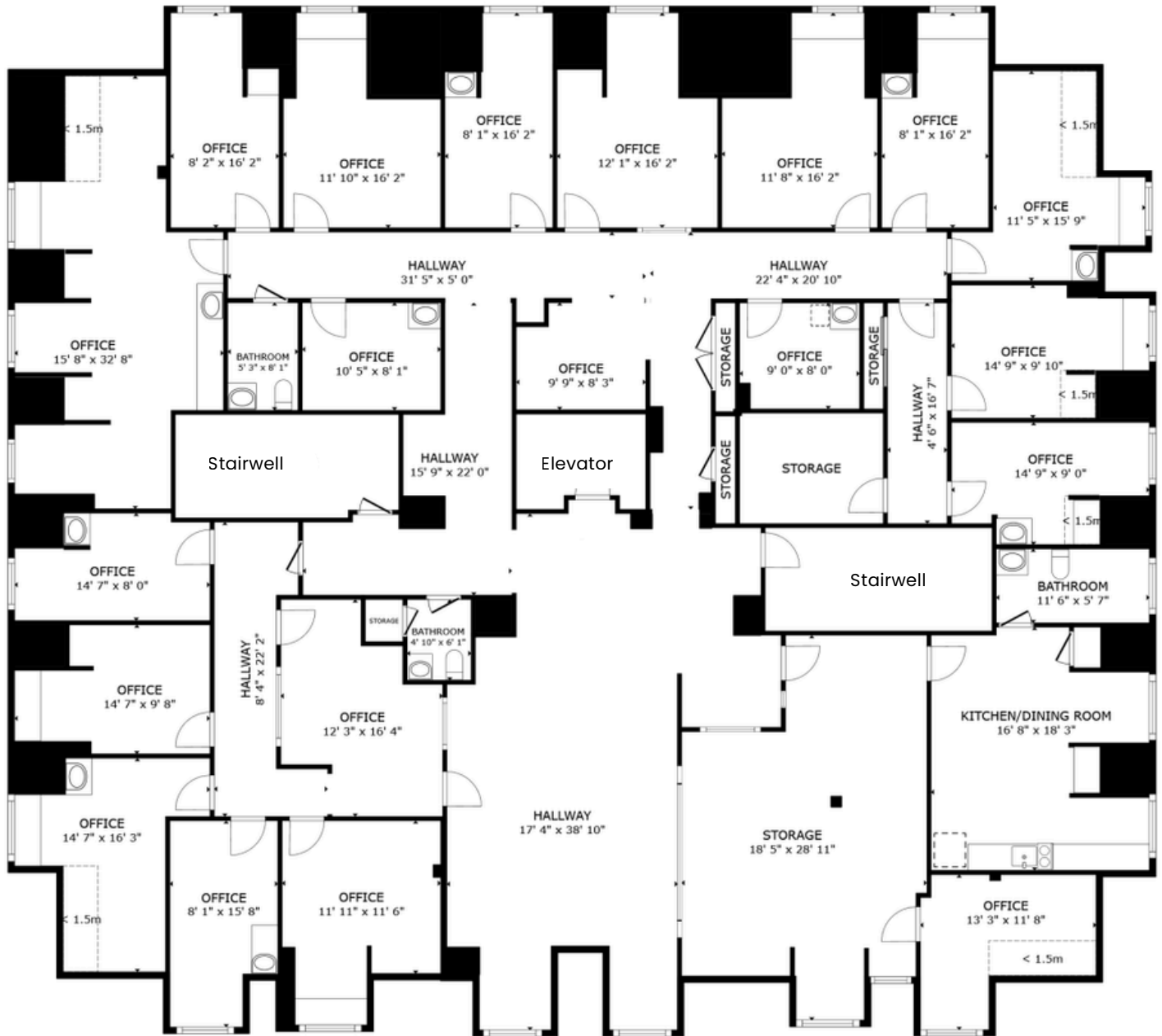
PHOTOS



PHOTOS



FLOOR PLAN



FLOOR PLAN

TAX CARDS (Unit 301)

769 S MAIN ST #301

Location 769 S MAIN ST #301

Mblu 0654/ / 0001/O /

Owner DELANEY-BROWN REALTY TRUST

Assessment \$386,800

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$386,800

Owner of Record

Owner DELANEY-BROWN REALTY TRUST

Sale Price \$0

Co-Owner

Certificate

Book & Page 9270/1723

Sale Date 03/10/2020

Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELANEY-BROWN REALTY TRUST	\$0		9270/1723	38	03/10/2020
DELANEY-BROWN KATHERINE TRUST	\$4,200		5570/0362	00	07/20/1994
DELANEY-BROWN KATHERINE	\$0		0/0		06/20/1994
DELANEY, ELIZABETH K	\$0		0/0		05/17/1990

Building Information

Building 1 : Section 1

Year Built: 1989

Living Area: 3,078

Replacement Cost

Less Depreciation: \$379,500

Building Attributes	
Field	Description
Style:	Office Condo
Model	Com Condo

TAX CARDS (Unit 301)

Stories:	1 Story
Grade	Good
Occupancy	1
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heat Fuel:	Gas
Heat Type:	Forced Hot Air
AC Type:	Central Air
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Grade	Good +10
Stories:	1.5
Residential Units:	0
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	Tar Gravel
Cmrc'l Units:	17
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Bldg Super	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/00004\30\64.JPG>)

Building Layout

BAS[3078]

(https://images.vgsi.com/photos/ManchesterNHPhotos/Sketches/19946_1)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	3,078	3,078
		3,078	3,078

Extra Features

Extra Features
No Data for Extra Features

TAX CARDS (Unit 301)

Land

Land Use

Use Code 3421
Description PROF CONDO

Land Line Valuation

Size (Sqr Feet) 0

Outbuildings

Outbuildings		
Code	Description	Size
PAV1	PAVING-ASPHALT	5860.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2024	\$386,800

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TAX CARDS (Unit 302)

769 S MAIN ST #302

Location 769 S MAIN ST #302

Mblu 0654/ / 0001/P /

Owner DELANEY-BROWN REALTY TRUST

Assessment \$398,900

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$398,900

Owner of Record

Owner DELANEY-BROWN REALTY TRUST
Co-Owner

Sale Price \$0
Certificate
Book & Page 9270/1723
Sale Date 03/10/2020
Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELANEY-BROWN REALTY TRUST	\$0		9270/1723	38	03/10/2020
DELANEY-BROWN KATHERINE	\$4,200		5570/0362	04	06/20/1994
DELANEY, ELIZABETH K	\$0		0/0		05/11/1990
BRIDGET REALTY TRUST II	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 3,199
Replacement Cost
Less Depreciation: \$391,300

Building Attributes	
Field	Description
Style:	Office Condo
Model	Com Condo

TAX CARDS (Unit 302)

Stories:	1 Story
Grade	Good
Occupancy	1
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heat Fuel:	Gas
Heat Type:	Forced Hot Air
AC Type:	Central Air
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Grade	Good +10
Stories:	1.5
Residential Units:	0
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	Tar Gravel
Cmrc'l Units:	17
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Bldg Super	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos//00/04/28/88.JPG>)

Building Layout

BAS[3199]

(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/19947_1)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	3,199	3,199
		3,199	3,199

Extra Features

Extra Features
No Data for Extra Features

TAX CARDS (Unit 302)

Land

Land Use

Use Code 3421
Description PROF CONDO

Land Line Valuation

Size (Sqr Feet) 0

Outbuildings

Outbuildings		
Code	Description	Size
PAV1	PAVING-ASPHALT	6090.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2024	\$398,900

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DEED (Units 301 & 302)

Book:9270 Page:1723

E- Doc # 200011965 03/12/2020 02:33:46 PM

Book 9270 Page 1723

Page 1 of 4

Edward Sapienza
Register of Deeds, Hillsborough County
LCHIP HIA528833 25.00

TRANSFER TAX: EXEMPT

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

FIDUCIARY DEED OF DISTRIBUTION

KNOW ALL PERSONS BY THESE PRESENTS That **Sienna E. Brown, Trustee of the Elizabeth K. Delaney Trust f/b/o Katherine Delaney** (*See*: 3rd Circuit Court – Probate Division, Ossipee, New Hampshire Docket No. 312-1994-TU-00048) having a mailing address of 1527 S. Florence Place, Tulsa, Tulsa County, Oklahoma (74104), grants all of the Trust's right, title and interest to **Sienna E. Brown and Thomas H. Brown** in their capacity as Co-Trustees of the **Delaney-Brown Realty Trust** u/d/d March 10, 2020 having a mailing address of 541 Forest Avenue, Bellevue, Allegheny County, Pennsylvania (15202):

Two certain condominium units in Dartmouth Commons, A Professional Office condominium located on South Main Street in Manchester, County of Hillsborough, State of New Hampshire, said Condominium having been established pursuant to N.H. R.S. A. 356-B by a Declaration of Condominium, dated January 11, 1988, recorded in the Hillsborough County Registry of Deeds at Book 4590, Page 89, as amended by First Amendment, dated March 14, 1988, recorded in said Registry at Book 4665, Page 163, Second Amendment dated August 12, 1988, recorded in said Registry at Book 4935, Page 75, Third Amendment dated May 17, 1990, recorded in said Registry at Book 5188, Page 768 and Fourth Amendment dated May 17, 1990, recorded in said Registry at Book 5188, Page 772.

The units conveyed are more particularly described as follows: Units 301 and 302, Building C, as described in the Fourth Amendment to Declaration and as shown on the Site and Floor Plans entitled "Dartmouth Commons, A Professional Office Condominium" recorded collectively as Plan No. 24432 in the Hillsborough County Registry of Deeds; together with the undivided percentage interest in the Common Area appurtenant to said units, as defined and described in the Fourth Amendment to said Declaration, as said Declaration may be amended further pursuant to its

DEED (Units 301 & 302)

Book:9270 Page:1724

*Deed of Distribution
Elizabeth K. Delaney Trust*

Page 2 of 4

terms.

This conveyance is made subject to and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and By-Laws;
2. The provisions of R.S.A. 356-B;
3. All rights of way, easements, covenants, conditions and restrictions of record; and
4. The use restrictions contained in the Declaration of Condominium.

MEANING AND INTENDING to describe and convey the one-half undivided interest conveyed to Katherine Delaney-Brown, Trustee of the Katherine Delaney-Brown Trust by Fiduciary Deed dated July 20, 1994 and recorded in the Hillsborough County Registry of Deeds at Book 5570, Page 362.

This is a non-contractual transfer. No transfer tax stamps required.

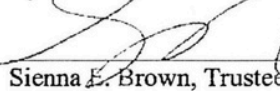
This is not homestead property.

The undersigned Trustee of the Elizabeth K. Delaney Trust f/b/o Katherine Delaney has full and absolute power under said trust to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance of real property. The foregoing certification is provided in accordance with the provisions of RSA 564-A:7

Executed this 10th day of March, 2020

ELIZABETH K. DELANEY TRUST F/B/O
KATHERINE DELANEY

By:



Sienna E. Brown, Trustee

<acknowledgment appears on following page>

DEED (Units 301 & 302)

Book: 9270 Page: 1725

Deed of Distribution
Elizabeth K. Delaney Trust

Page 3 of 4

STATE / COMMONWEALTH OF New Hampshire
COUNTY OF Carroll

On this 10 day of March, 2020, before me, the undersigned notary public, personally appeared **Sienna E. Brown** in her capacity as Trustee of the **Elizabeth K. Delaney Trust f/b/o Katherine Delaney**, and being duly authorized who proved to me through satisfactory evidence of identification, which was [] a valid Driver's License or [known], to be the person whose name is signed above, and made oath that the foregoing is her and the trust's voluntary act and deed,

Seal:



Bridgid T. Anderson
Notary Public
Bridgid T. Anderson
Notary Public (Printed Name)
My commission expires: _____

The undersigned Sienna E. Brown and Thomas H. Brown hereby acknowledge that, as of the death of Ernest O. Brown, they were the only surviving issue of Katherine Delaney-Brown and accepted the within conveyance in full satisfaction of their distributive share under the above referenced Elizabeth K. Delaney Trust f/b/o Katherine Delaney.

Sienna E. Brown
Sienna E. Brown

Thomas H. Brown
Thomas H. Brown

<acknowledgments on following page>

DEED (Units 301 & 302)

Book: 9270 Page: 1726

Deed of Distribution
Elizabeth K. Delaney Trust

Page 4 of 4

STATE / COMMONWEALTH OF New Hampshire
COUNTY OF Carroll

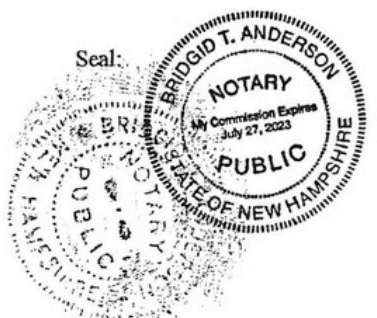
On this 10th day of March, 2020, before me, the undersigned notary public, personally appeared **Sienna E. Brown** and being duly authorized who proved to me through satisfactory evidence of identification, which was [] a valid Driver's License or [] personally known to be the person whose name is signed above, and made oath that the foregoing is her voluntary act and deed,



Bridgid T. Anderson
Notary Public
Bridgid T. Anderson
Notary Public (Printed Name)
My commission expires: _____

STATE / COMMONWEALTH OF New Hampshire
COUNTY OF Carroll

On this 10th day of March, 2020, before me, the undersigned notary public, personally appeared **Thomas H. Brown** and being duly authorized who proved to me through satisfactory evidence of identification, which was [] a valid Driver's License or [] personally known to be the person whose name is signed above, and made oath that the foregoing is his voluntary act and deed,



Bridgid T. Anderson
Notary Public
Bridgid T. Anderson
Notary Public (Printed Name)
My commission expires: _____

Y:\CLIENT FILES\5482 - Delaney-Brown\5482.014 - Dartmouth Commons Lease\Transfer to Realty Trust\Deed of Distribution 2020 02 29.docx



03250-1-2

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM

For property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit www.ManchesterNH.Gov/Taxes for online account access and payments

ACCOUNT NUMBER
41552

*Please write this number on all
payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2025

DELANEY-BROWN REALTY TRUST
DELANEY JOHN RAYMOND TRUST
BROWN, SIENNA E TEE et al
541 FOREST AVENUE
BELLEVUE PA 15202

Major credit cards are accepted for
payments online and in person.
A service fee will apply. Visit
www.ManchesterNH.Gov/Taxes
for details.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES										
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law. All taxes are assessed as of April 1st of each year.</p> <p>Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0654-00010 769 S MAIN ST #0301 TOTAL VALUATION: 386,800</p>	<p>Tax: 3,786.77 Tax paid: .00</p> <p>TAX DUE: \$ 3,786.77</p> <p>PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.</p>										
	<p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table> <tr><td>MUNICIPAL:</td><td>4.68</td></tr> <tr><td>COUNTY:</td><td>.56</td></tr> <tr><td>CITY EDUCATION:</td><td>3.79</td></tr> <tr><td>STATE EDUCATION:</td><td>.76</td></tr> <tr><td>TOTAL:</td><td>9.79</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.68	COUNTY:	.56	CITY EDUCATION:	3.79	STATE EDUCATION:	.76	TOTAL:	9.79	<p>This notice was generated on 5/28/2025 and does not reflect account activity after that date.</p>
MUNICIPAL:	4.68											
COUNTY:	.56											
CITY EDUCATION:	3.79											
STATE EDUCATION:	.76											
TOTAL:	9.79											

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Forms of Payment: Cash, Check, Money Order and major Credit Cards. DO NOT MAIL CASH

Make checks payable to: CITY OF MANCHESTER, NH.
Mail your payment with this stub to:
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108



Payments can also be made online at
www.ManchesterNH.Gov/Taxes.

PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2025

Account Number: 41552

DELANEY-BROWN REALTY TRUST
DELANEY JOHN RAYMOND TRUST
BROWN, SIENNA E TEE et al
541 FOREST AVENUE
BELLEVUE PA 15202

Map-Lot: 0654-00010
Location: 769 S MAIN ST #0301

TAX DUE: \$ 3,786.77

0000415521 0003786779



03251-2-2

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM

For property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit www.ManchesterNH.Gov/Taxes for online account access and payments

ACCOUNT NUMBER
41554

*Please write this number on all
payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2025

DELANEY-BROWN REALTY TRUST
DELANEY JOHN RAYMOND TRUST
BROWN, SIENNA E TEE et al
541 FOREST AVENUE
BELLEVUE PA 15202

Major credit cards are accepted for
payments online and in person.
A service fee will apply. Visit
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INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES									
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law. All taxes are assessed as of April 1st of each year.</p> <p>Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0654-0001P 769 S MAIN ST #0302 TOTAL VALUATION: 398,900</p>	<p>Tax: 3,905.23 Tax paid: .00</p> <p>TAX DUE: \$ 3,905.23</p> <p>PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.</p>									
	<p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table border="0"> <tr><td>MUNICIPAL:</td><td>4.68</td></tr> <tr><td>COUNTY:</td><td>.56</td></tr> <tr><td>CITY EDUCATION:</td><td>3.79</td></tr> <tr><td>STATE EDUCATION:</td><td>.76</td></tr> <tr><td>TOTAL:</td><td>9.79</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.68	COUNTY:	.56	CITY EDUCATION:	3.79	STATE EDUCATION:	.76	TOTAL:	9.79
MUNICIPAL:	4.68										
COUNTY:	.56										
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TOTAL:	9.79										

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Mail your payment with this stub to:
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108



Payments can also be made online at
www.ManchesterNH.Gov/Taxes.

PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2025

Account Number: 41554

DELANEY-BROWN REALTY TRUST
DELANEY JOHN RAYMOND TRUST
BROWN, SIENNA E TEE et al
541 FOREST AVENUE
BELLEVUE PA 15202

Map-Lot: 0654-0001P
Location: 769 S MAIN ST #0302

TAX DUE: \$ 3,905.23

0000415547 0003905239

CONFIDENTIALITY & DISCLAIMER

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

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

LOUISE NORWOOD

(603) 496 4513

louise@nainorwoodgroup.com

JOE ROBINSON

(603) 714 4019

jrobinson@nainorwoodgroup.com

NAINorwood Group
Commercial Real Estate Services, Worldwide

NAI Norwood Group
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Bedford, NH 03110
www.nainorwoodgroup.com