



For Sale or Lease

Highly Visible Medical Condos

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

57 Webster Street Manchester, NH

Property Highlights

- Four medical office condominiums, totaling 22,025± SF, located in Manchester's North End
- Owner prefers to sell as a package, but will consider selling individual condominium units; lease opportunities are also available
- Unit 110 is 7,695± SF, Unit 116 is 7,847± SF, Unit 202 is 2,099± SF, and Unit 204 is 4,384± SF; utilities are separately metered
- Ample parking on-site and convenient highway access
- Potential opportunity to convert a portion of the space to residential

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

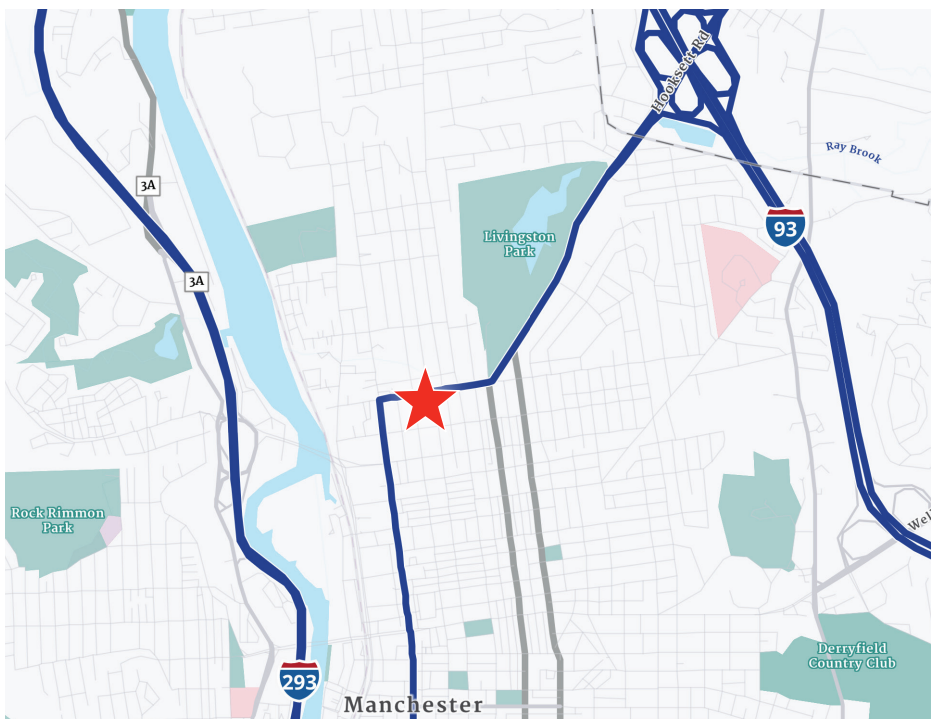
For Sale or Lease

Specifications

Address:	57 Webster Street
Location:	Manchester, NH 03104
Building Type:	Medical office
Year Built/Renovated:	1916/2012
Total Condominium SF:	22,025±
Available SF:	Unit 110: 7,695± / Condo Fees: \$1,832.10/mo Unit 116: 7,847± / Condo Fees: \$2,156.76/mo Unit 202: 2,099± / Condo Fees: \$323.08/mo Unit 204: 4,384± / Condo Fees: \$323.08/mo
Utilities:	Municipal water & sewer Natural gas; FHA
Zoning:	B1/R2-PO
Parking:	Ample
2025 Taxes:	Unit 110: \$14,759.01 Unit 116: \$12,743.10 Unit 202: \$2,946.94 Unit 204: \$2,948.97
Accessibility:	Corner of Webster and Chestnut Streets
2026 NNN Expenses:	TBD
Lease Rate:	See Agent
List Price:	\$2,470,000



Aerial



Contact us:

Dan Scanlon, JD, CCIM

Senior Associate

+1 603 860 1806

dan.scanlon@colliers.com



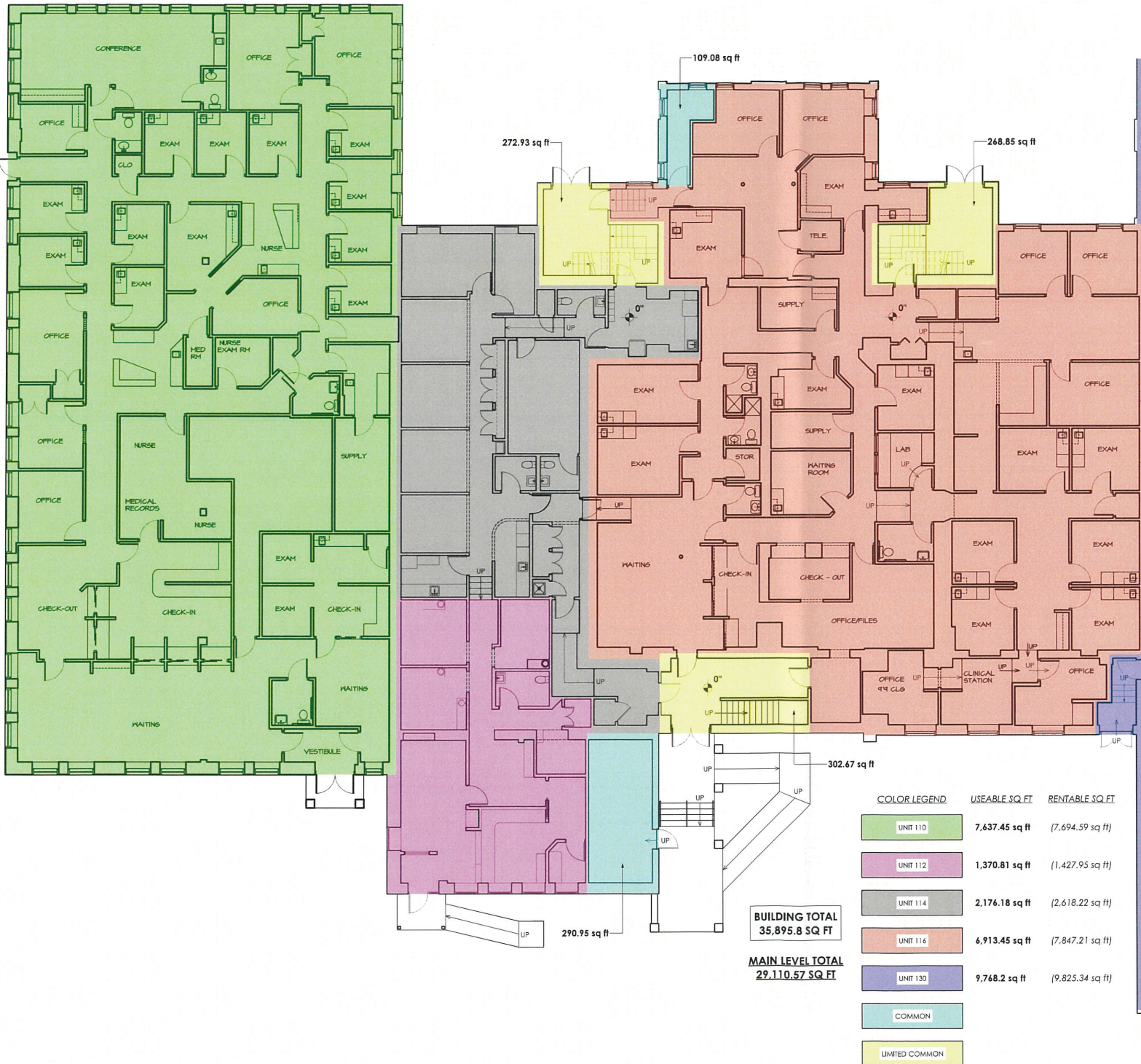
175 Canal Street, Suite 401

Manchester, NH 03101

+1 603 623 0100

colliersnh.com

Units 110 & 116 Floor Plans

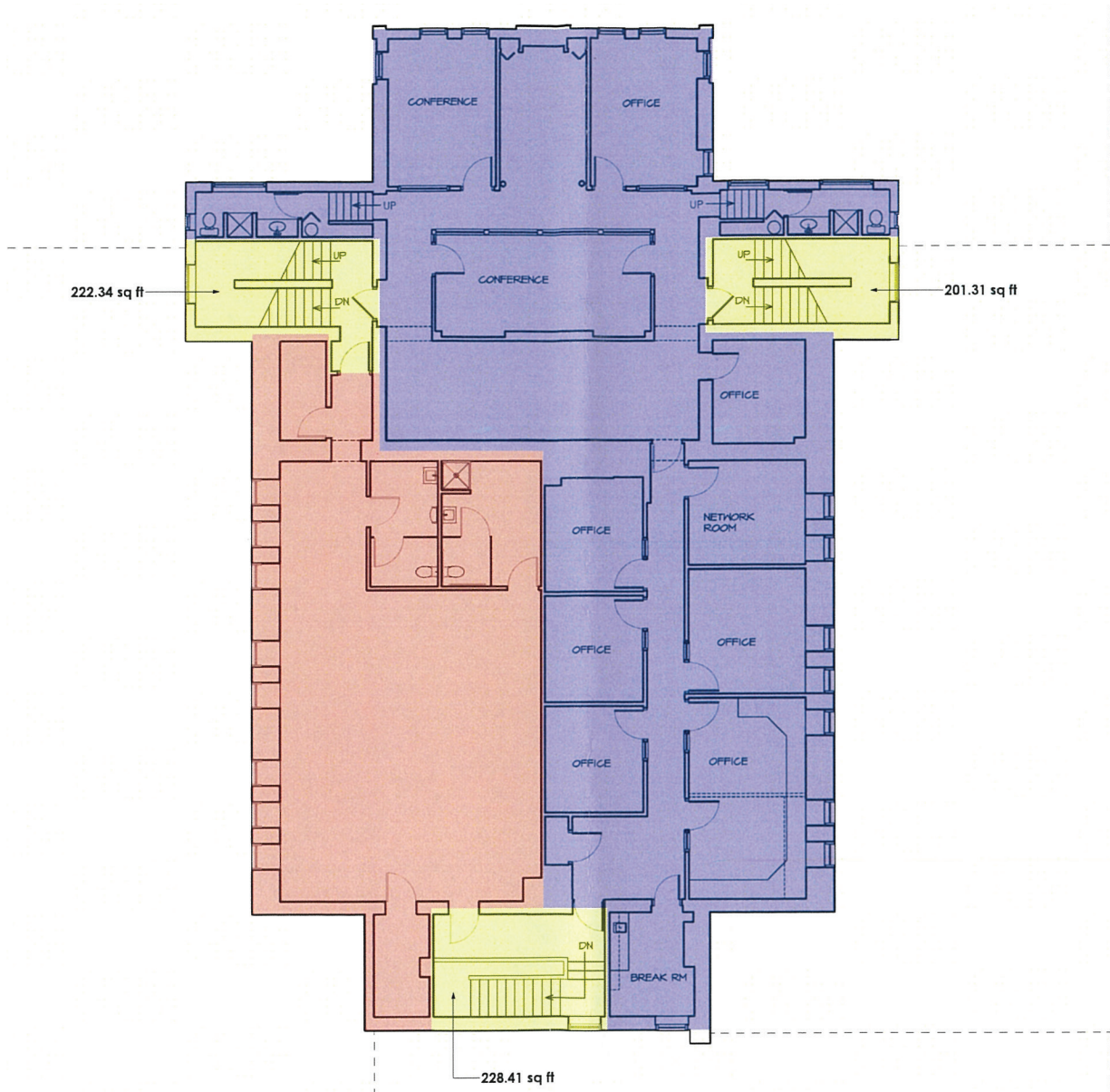


BUILDING TOTAL
35,895.8 SQ FT

MAIN LEVEL TOTAL
29,110.57 SQ FT

COLOR LEGEND	USEABLE SQ FT	RENTABLE SQ FT
UNIT 110	7,637.45 sq ft	(7,694.59 sq ft)
UNIT 112	1,370.81 sq ft	(1,427.95 sq ft)
UNIT 114	2,176.18 sq ft	(2,618.22 sq ft)
UNIT 116	6,913.45 sq ft	(7,847.21 sq ft)
UNIT 130	9,768.2 sq ft	(9,825.34 sq ft)
COMMON		
LIMITED COMMON		

Units 202 & 204 Floor Plans



BUILDING TOTAL
35,895.8 SQ FT

SECOND LEVEL TOTAL
5,758.69 SQ FT

COLOR LEGEND	USEABLE SQ FT	RENTABLE SQ FT
UNIT 202	1,656.73 sq ft	(2,098.77 sq ft)
UNIT 204	3,449.90 sq ft	(4,383.66 sq ft)
LIMITED COMMON		