

HIRSCH & COMPANY

AVAILABLE FOR SALE/LEASE

41 Brook Street/620 Chestnut Street
Manchester, NH 03104



Professional Office or Redevelopment for Residential use.

Historic compound consisting of three brick 100+ year old buildings on attractive corner lot in Manchester's north end. Originally part of the historic Straw estate. Ample on-site parking and attractive landscaped garden areas.

41 BROOK STREET: 5,000+/- square foot two story building of brick and wood construction. Recently used for multi-tenant office – three first floor suites and one second floor suite of 2,400+/- sf. Basement storage.

620 CHESTNUT STREET: 1,896+/- square foot two story residential style building of brick and wood construction that was last utilized as office space for by a law firm.

BARN/GARAGE: 3,400+/- square foot attractive two story brick and wood structure with attached garage unit that has been utilized for parking and storage.

Lot Description:	20,116 square foot level lot with curb cuts and frontage on Brook and Chestnut Streets.
Zoning:	R-4
Parking:	Currently 14+ exterior spaces and eight spaces in the barn/garage. There is on-street parking available..
Tax Assessment:	\$699,600
Existing Tenants:	There are two office tenants – 797 and 933 square feet – with short term tenancies..
Sale Price:	\$1,400,000
Lease Rate:	To be determined
Misc.:	Do not disturb tenants.

Please note: Although this information has been taken from sources that we feel are reliable, we take no responsibility for errors or omissions. This property is subject to, without prior notice, sale or lease to another party, removal from market, or change of price.



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