NAI Norwood Group
Commercial Real Estate Services, Worldwide.

303 PINE STREET
MANCHESTER, NH 03103



FOR SALE

SALE PRICE
$2,150,000

DOWNTOWN MANCHESTER

14-Unit MultiFamily + Retail Mixed-Use Investment

nainorwoodgroup.com
darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com



PROPERTY INFORMATION

Mixed-use investment opportunity in the heart of Downtown Manchester. This approximately 8,344± SF, four-story property features 13 occupied one-bedroom apartments, plus a 14th C/O-approved one-bedroom unit currently used as the owner's office. Kitchen and utility hookups remain in place, offering potential conversion back to residential use. The property also includes approximately 770± SF of vacant street-level retail/office space, providing additional lease-up and income-growth potential. This is a compelling opportunity for investors seeking established multifamily income with value-add upside. Located in an established mixed-use neighborhood, the surrounding area combines dense residential housing with retail, professional offices, and service businesses. Downtown Manchester, the Elm Street business district, Catholic Medical Center, and the Millyard are all within a short drive, with public transportation, dining, and everyday amenities nearby. The property benefits from strong visibility, daily vehicle and pedestrian traffic, and prominent signage potential for the ground-floor commercial space.

darden@nainorwoodgroup.com jessie@nainorwoodgroup.com

NAI Norwood Group
Commercial Real Estate Services, Worldwide.

303 PINE STREET
MANCHESTER, NH 03103



PROPERTY SPECIFICATIONS

Building Size	8,344± SF
Stories	4 + Basement
Year Built	1910
Class	B
Tenancy	Multi-tenant
Construction	Wood frame
Exterior	Vinyl siding / clapboard
Roof	Flat, tar & gravel
Foundation	Concrete
Interior	Drywall / sheetrock
Floors	Vinyl
Heat	Gas
AC	Window units
Water / Sewer	Public
Zoning	Flexible DT-1 commercial zoning

SALE PRICE: $2,150,000

darden@nainorwoodgroup.com jessie@nainorwoodgroup.com

INTERIOR PHOTOS





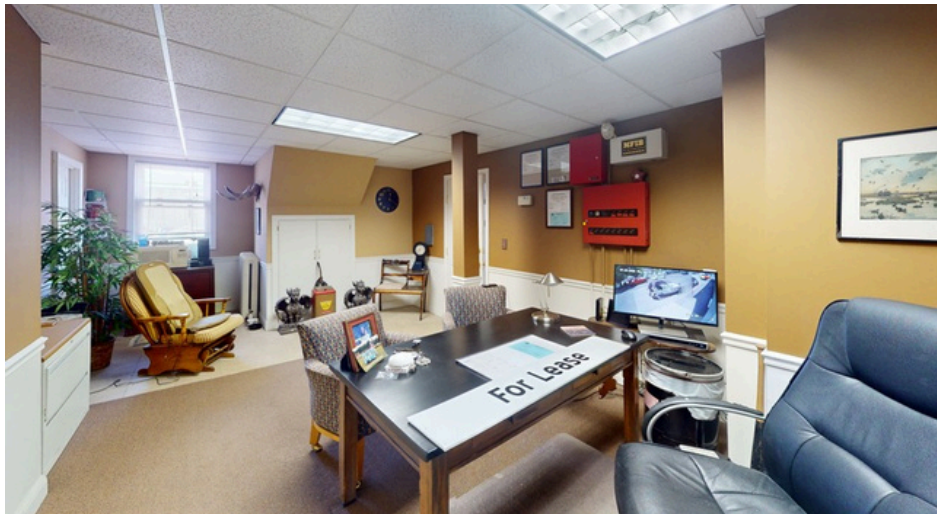




VIRTUAL TOUR

darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

INTERIOR PHOTOS



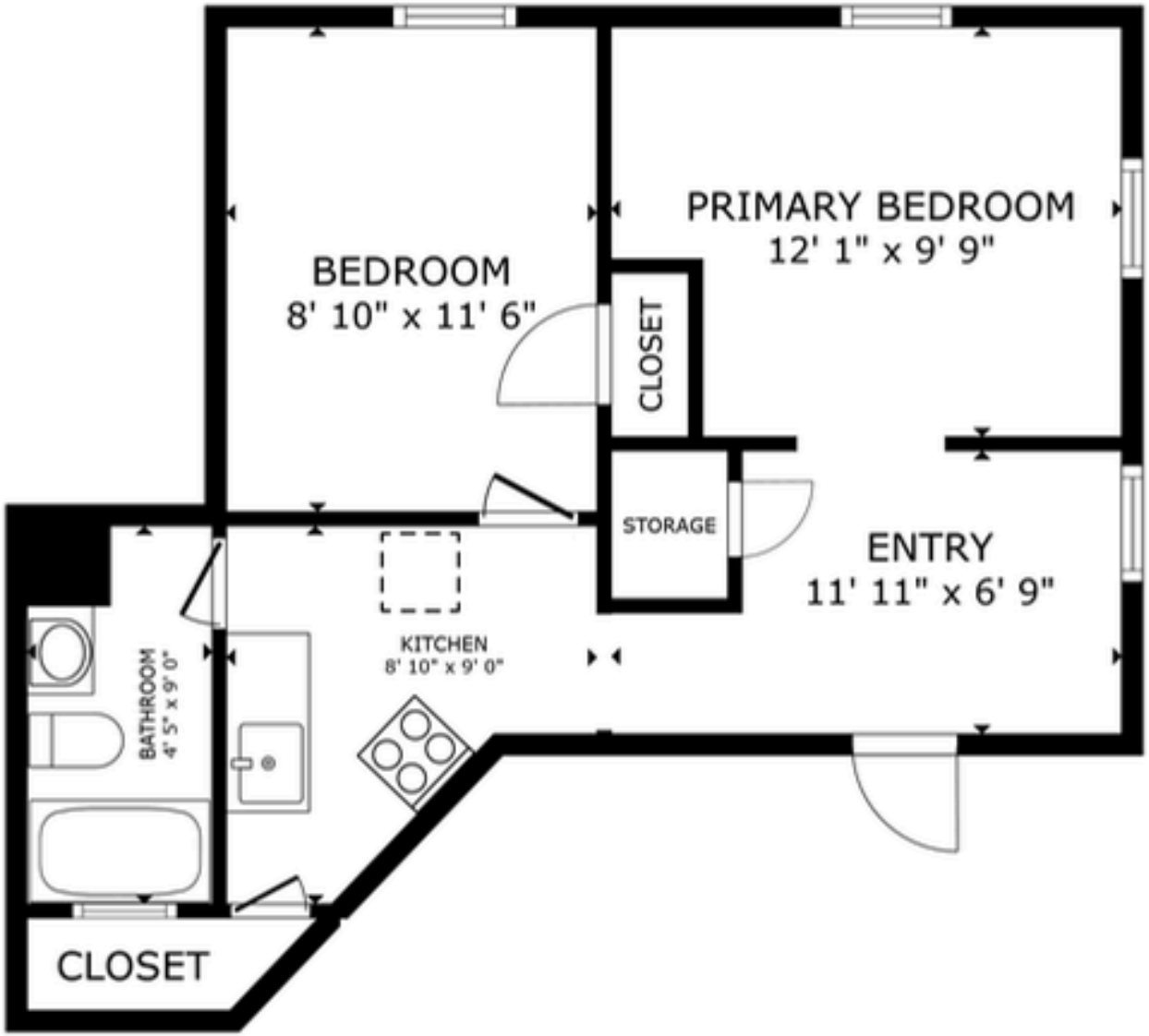




VIRTUAL TOUR

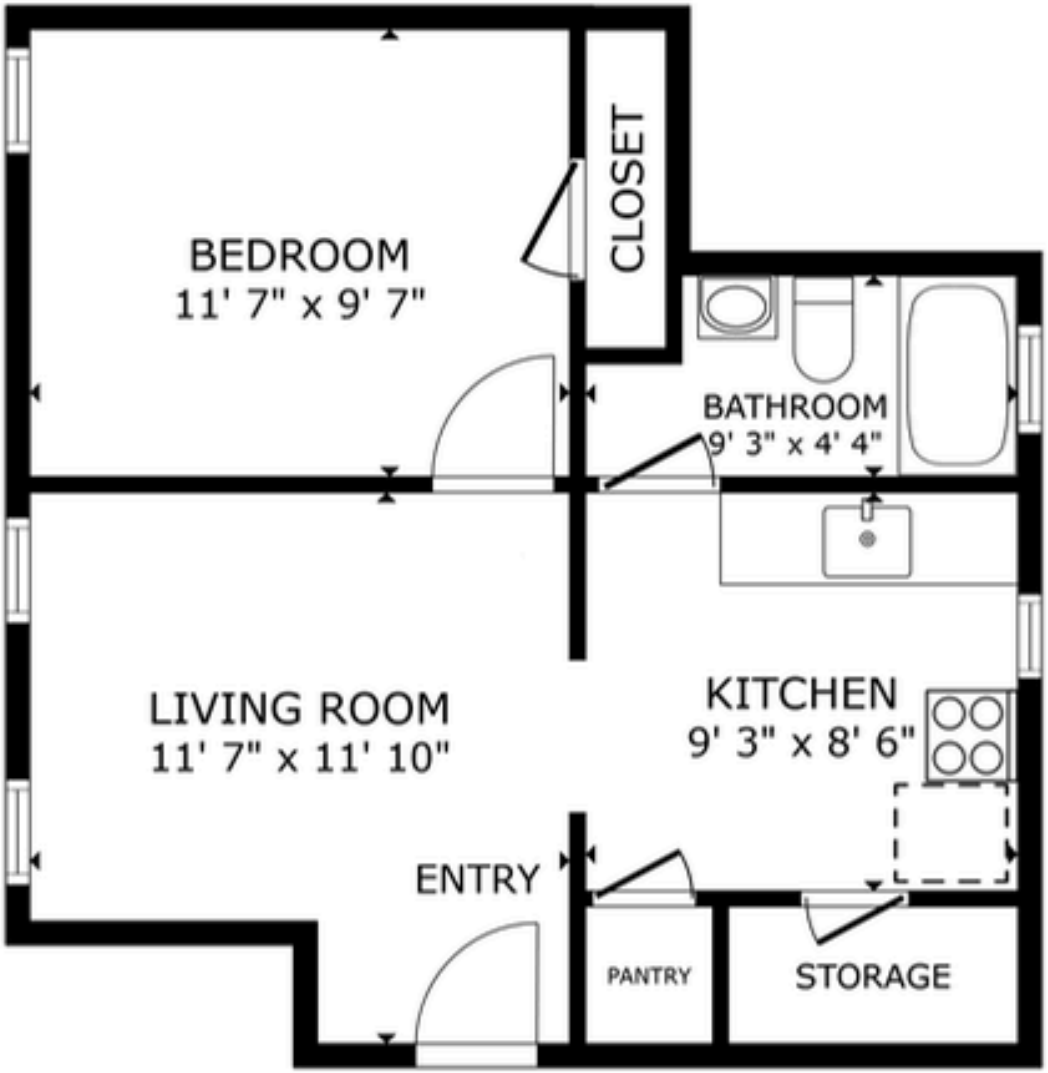
darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

UNIT 1



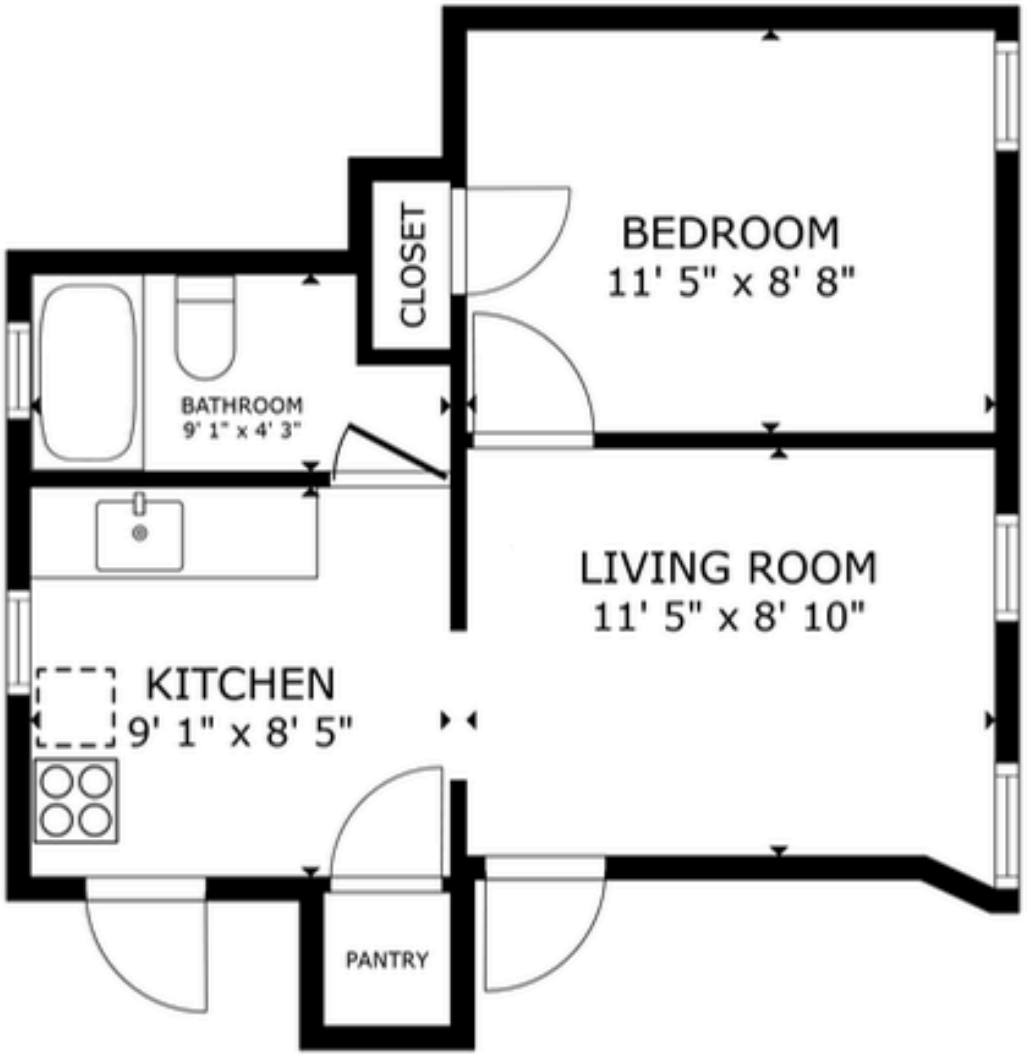
darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

UNIT 2



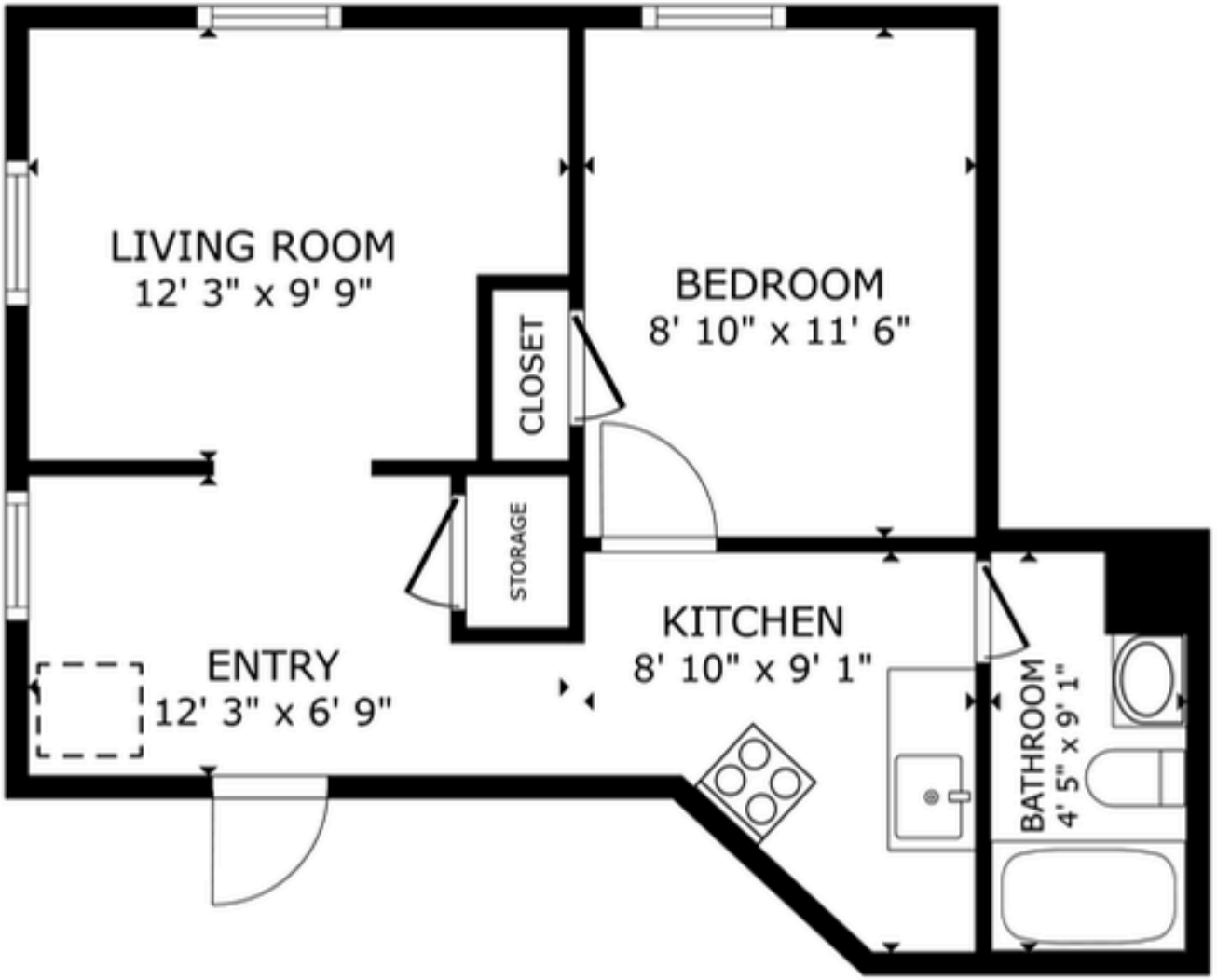
darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

UNIT 3



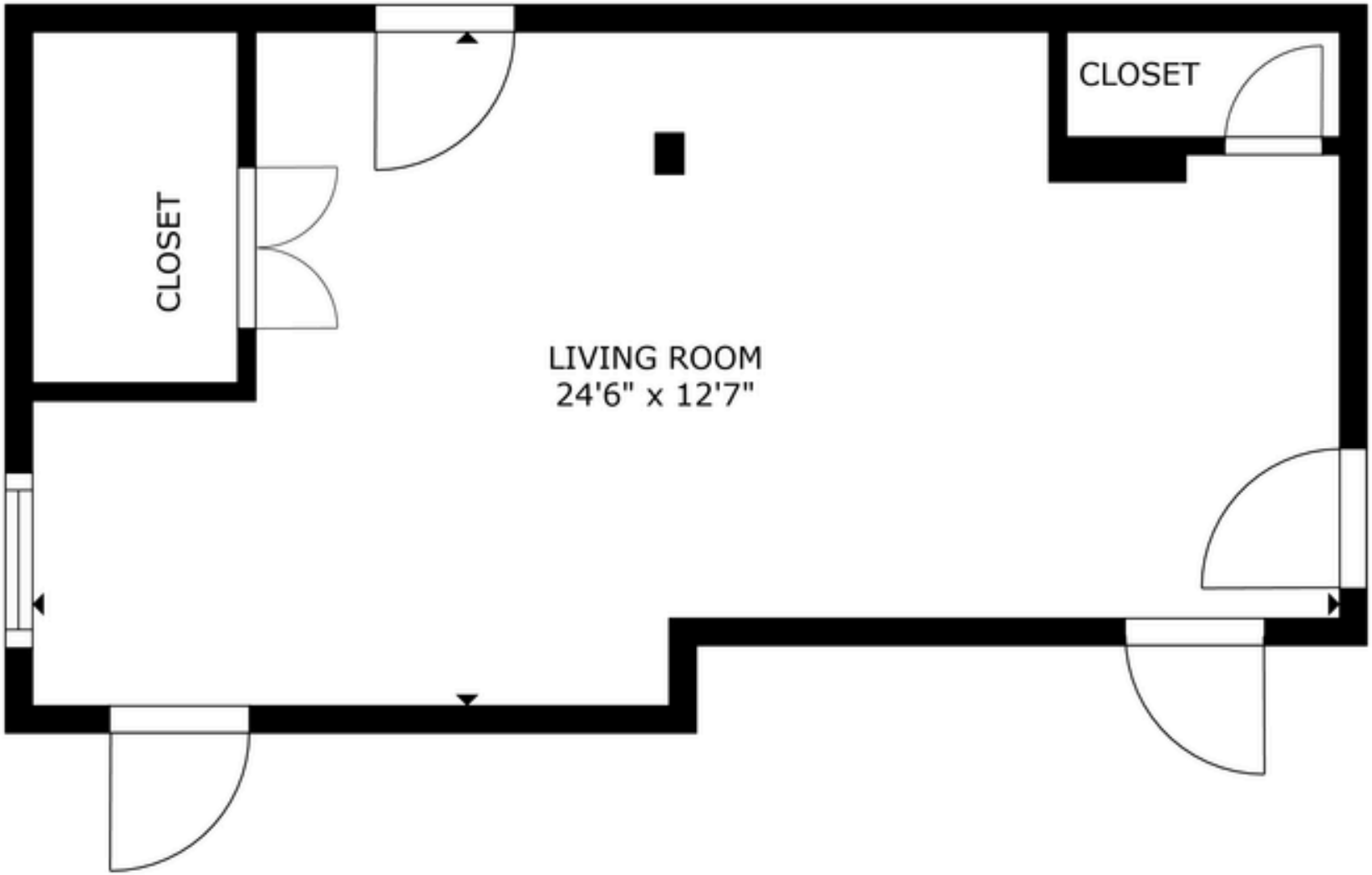
darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

UNIT 4



darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

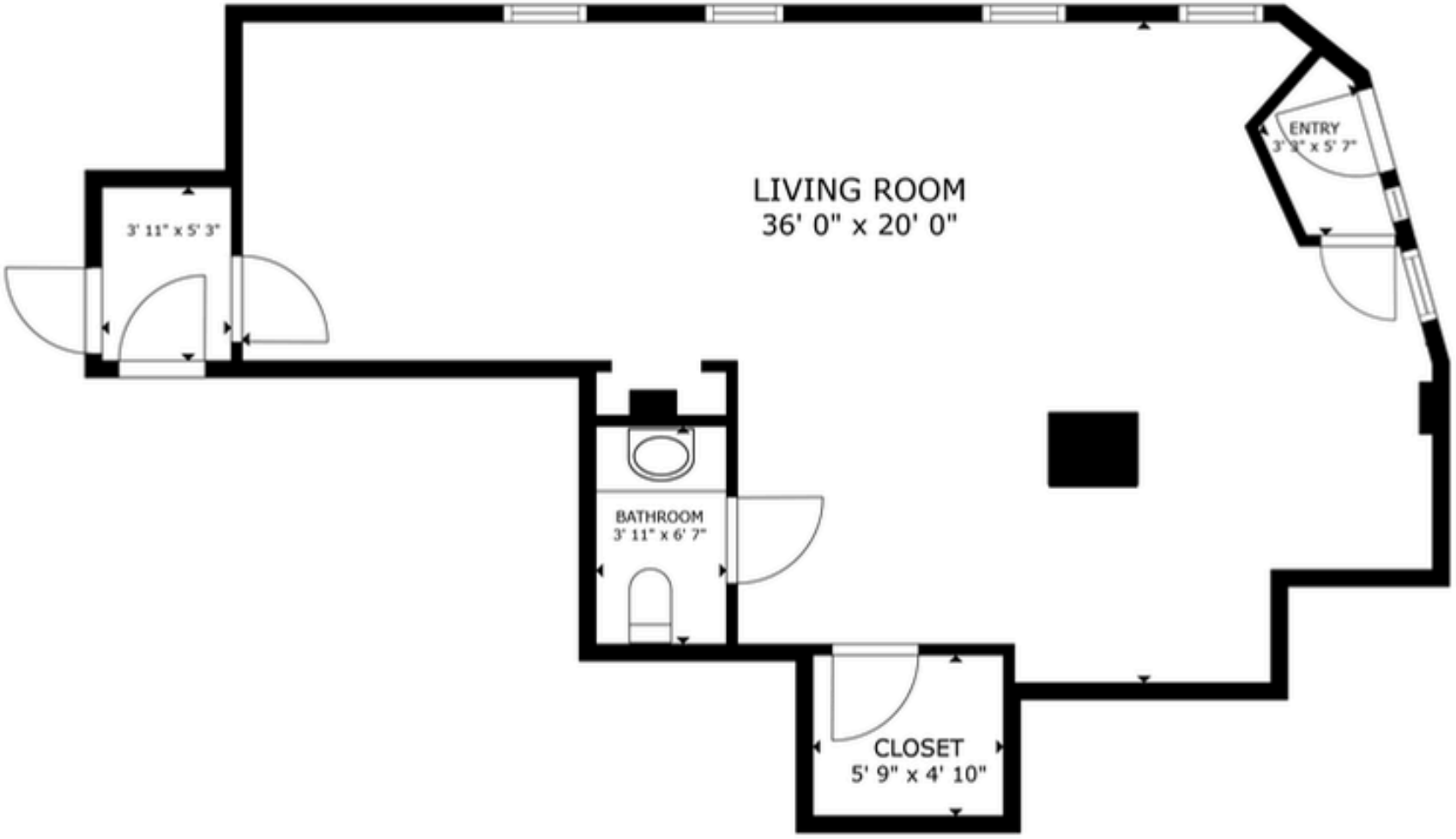
OFFICE



darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

RETAIL SPACE

VIRTUAL TOUR



FLOOR PLAN

darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

303 PINE STREET
MANCHESTER, NH 03103



darden@nainorwoodgroup.com
jessie@nainorwoodgroup.com

303 PINE STREET
MANCHESTER, NH 03103



CONCORD
18.5 Mi | 23 mins

ROCHESTER
39.2 Mi | 1 hr 3 mins

DOVER
39.7 Mi | 1 hr 2 mins

PORTSMOUTH
45.6 Mi | 52 mins

NASHUA
19.5 Mi | 24 mins

BOSTON
55.2 Mi | 1 hr 2 mins

darden@nainorwoodgroup.com jessie@nainorwoodgroup.com

CONFIDENTIALITY & DISCLAIMER

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

NAI Norwood Group assumes no responsibility for matters legal in character. For properties pertaining to a sale, we do not 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.

CONTACT

DEANA ARDEN
SENIOR ADVISOR

2 Greenleaf Woods Drive Suite 301
Portsmouth, NH 03801
(603) 682-3440
(603) 637-2014
darden@nainorwoodgroup.com

JESSIE GILTON
CRE ADVISOR/SELF-STORAGE SPECIALIST

2 Greenleaf Woods Drive Suite 301
Portsmouth, NH 03801
(603) 637-2008
(617) 820-8443
jessie@nainorwoodgroup.com