

116 LOWELL ST, MANCHESTER, NH 03104

DOWNTOWN MANCHESTER OFFICE BUILDING WITH 26 DEDICATED PARKING SPACES

OFFICE FOR SALE | $925,000

Kristine LaPorte
Commercial Broker
krissylaporte@kw.com
603.303.9542

Leitha Reilly
Commercial Broker
leitha.reilly@kw.com
603.540.1359

LOCATION & DEMOGRAPHICS

Aerial



Demographics

5 Miles

Population	# of Household	Avg HH Income	# of Employees
122,867	50,363	$102,735	60,363

10 Miles

Population	# of Household	Avg HH Income	# of Employees
279,141	108,362	$144,977	111,938

15 Miles

Population	# of Household	Avg HH Income	# of Employees
454,000+	173,000+	$154,000+	170,000+

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Downtown Manchester, with convenient access to Interstates 293 & 93 and the Manchester-Boston Regional Airport

Strategically positioned in the heart of Downtown, at the corner of Lowell and Pine Streets

+/-6,974 SF
+/-0.33-acre
Office







Specifications

Address:	116 Lowell Street, Manchester, NH 03104
Building Size:	6,974 SF
Site Size:	0.33 Acres / 14,571 SF
Property Type:	Professional Office Building
Zoning:	DT-1
Year Built:	1890
Stories:	2
Buildings:	1
Current Occupancy:	Owner-Occupied
Parking:	26 Dedicated On-Site, Off-Street Spaces
Foundation:	Stone / Concrete
Construction:	Wood Frame
Exterior:	Aluminum Siding / Concrete-Cinderblock
Roof:	Gabled / Asphalt Shingle
Water / Sewer:	Municipal
Heating:	Oil / Hot Water
Air Conditioning:	Wall & Window Units
Flood Zone:	No
2025 Real Estate Taxes:	$11,130

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Property Highlights

- 26 dedicated off-street parking spaces — a rare downtown advantage
- Prominent corner location with strong visibility and signage
- Flexible layout supporting owner occupancy, single-tenant or multi-tenant use
- Private offices, conference space and open administrative/work areas
- DT-1 zoning supporting a range of potential uses
- Owner willing to lease back most of the building during relocation, creating immediate income
- Strong combination of current functionality and longer-term repositioning potential

IDEAL FOR:
An owner-user, professional services, nonprofit, investor/value-add buyer, or a strategic transition to residential or mixed-use redevelopment

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