

MULTIFAMILY / MIXED USE FOR SALE

20-UNIT APARTMENT & MIX USE TURNKEY INVESTMENT

41-43 Central Street, Haverhill \ Woodsville , NH 03785



PROPERTY DESCRIPTION

Unique investment opportunity at the crossroads of Vermont and New Hampshire, this fully renovated 3-story mixed-use building sits in the heart of downtown Woodsville. The property features 17 remodeled residential apartments and 3 updated retail storefronts, offering a strong income stream and low management complexity—all under one roof.

The ground-floor retail spaces have been fully updated and are secured by long-term leases with established tenants. The residential units have been completely re-tenanted and renovated, capitalizing on the area's strong rental demand. With steady in-place income, room to optimize rents, and streamlined operations, this well-appointed asset offers immediate cash flow and long-term upside—an ideal low-risk addition to a multifamily investment portfolio.

OFFERING SUMMARY

Sale Price:	\$2,690,000
Number of Units:	20
Year Built:	1875
Lot Size:	0.25 Acres
Building Size:	17,073 SF
Price per Unit:	\$134,000/unit
Price per sq.ft:	\$157/sq.ft
NOI:	\$233,670.44
Cap Rate:	8.69%

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VIKTORIA ALKOVA
Commercial Specialist, MiCP
O: 603.610.8500
C: 646.577.1194
viktorina@kwclcg.com
NH #074657

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

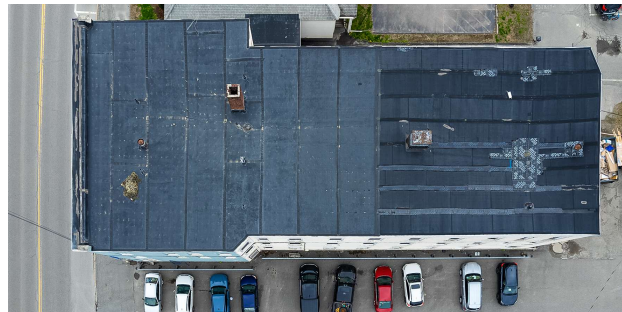
LISA ALKOVA
Commercial Specialist
O: 508.308.5617
C:
lisa@kwclcg.com
NH #081274

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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EXTERIOR PHOTOS

41-43 Central Street, Haverhill \ Woodsville , NH 03785



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INTERIOR PHOTOS - RESIDENTIAL UNITS

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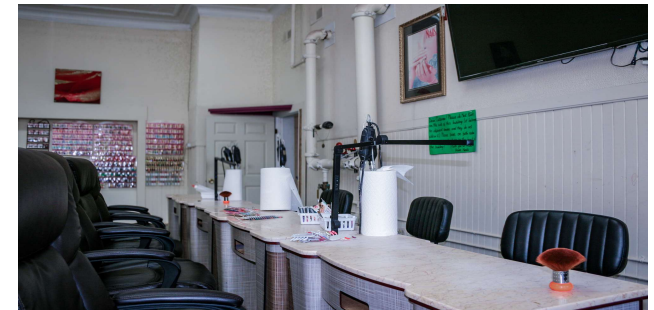
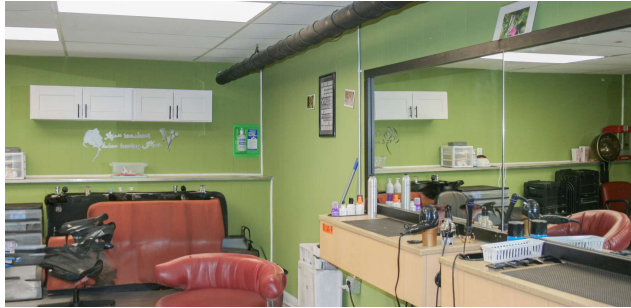
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MULTIFAMILY / MIXED USE FOR SALE

INTERIOR PHOTOS - COMMERCIAL UNITS

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INTERIOR PHOTOS - COMMON AREAS, COIN-OP LAUNDRY, UTILITY METERS

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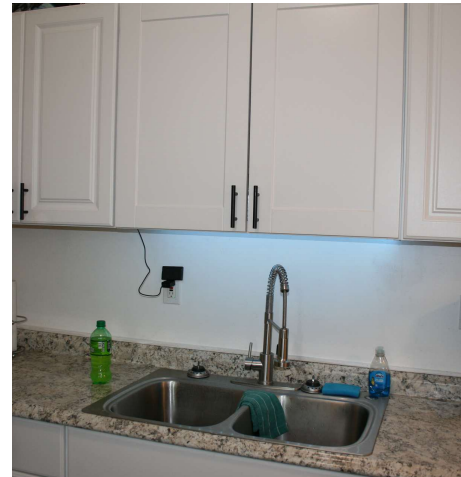
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HISTORY OF THE PROPERTY

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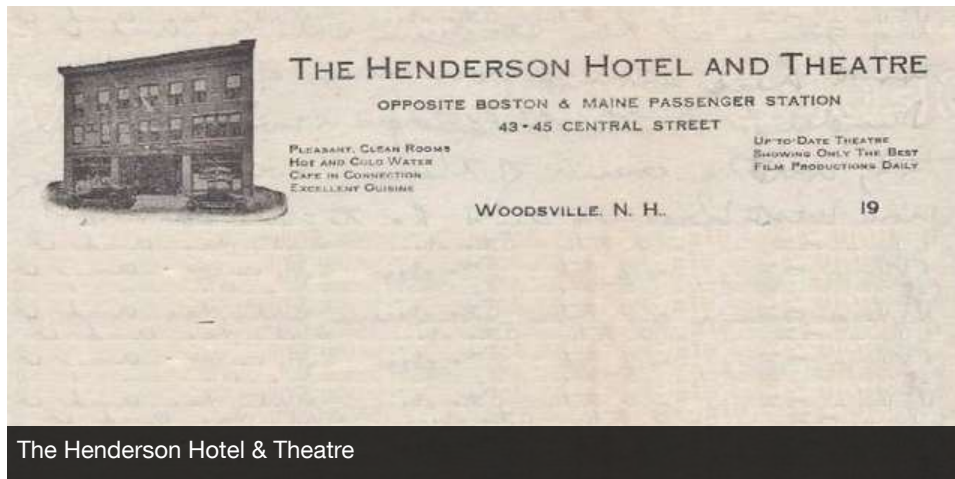
Richard Henderson moved his movie theatre to the Henderson Block on Central Street in Woodsville in 1914



He showed some of the first "talkies" at this 529-seat theatre in the late 1920's.



In 1931, it was purchased by the Tegu family and operated as Tegu's Orpheum. Seating was listed at 496



The Henderson Hotel & Theatre



Property today

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COMMERCIAL TENANT PROFILE: RIVER NAILS

41-43 Central Street, Haverhill \ Woodsville , NH 03785



HOURS OF OPERATION:

Monday: 9:00 AM - 7:00 PM
Tuesday: 9:00 AM - 7:00 PM
Wednesday: 9:00 AM - 7:00 PM
Thursday: 9:00 AM - 7:00 PM
Friday: 9:00 AM - 7:00 PM
Saturday: 9:00 AM - 5:00 PM
Sunday: Closed

ABOUT RIVER NAILS:

Known for its friendly and efficient service, River Nails offers a variety of nail care treatments, including manicures, pedicures, and acrylics. Clients appreciate the cleanliness of the facility and the professionalism of the staff. The salon has received positive reviews, with customers highlighting the quality of service and the welcoming atmosphere.

TENANT OVERVIEW:

- Lease: Modified Gross
- Term: Leased until 12/31/2028. Initial term: 5 years
- Lease Rate: Base rent of \$1,300/month or \$15,600/year. Annual Increase of \$100/month.
- Utilities Paid by Tenant: Telephone, internet
- Leased Premises: Approx. 850 square feet.
- Website: <https://www.facebook.com/rivernailswoodsville/about>

RENT SCHEDULE

5-YEAR LEASE	BASE RENT	INCREASE
2024	\$14,400	\$1,200 / year
2025	\$15,600	\$1,200 / year
2026	\$16,800	\$1,200 / year
2027	\$18,000	\$1,200 / year
2028	\$19,200	\$1,200 / year

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MULTIFAMILY / MIXED USE FOR SALE

COMMERCIAL TENANT PROFILE: WOODVILLE PET WELLNESS CENTER

41-43 Central Street, Haverhill \ Woodsville , NH 03785



HOURS OF OPERATION

- Saturday: 9AM-2PM
- Sunday - Monday: Closed

ABOUT WOODSVILLE PET WELLNESS CENTER

As a relatively new addition to the Woodsville community, Woodsville Pet Wellness Center has quickly become a trusted resource for pet owners seeking convenient and compassionate care for their animals. Offering services such as vaccinations and care for minor health issues at budget-friendly prices. This schedule is designed to accommodate pet owners who may have limited availability during the week, ensuring that their pets receive timely care.

TENANT OVERVIEW:

- Tenant: WOODSVILLE PET WELLNESS CENTER LLC
- Lease: Modified Gross
- Term: Leased until 5/31/2028. Initial term: 5 years.
- Lease Rate: Base rent of \$1,050/month or \$12,600/year. Annual Increase of \$50/month.
- Utilities Paid by Tenant: Electric, telephone, internet
- Leased Premises: Approx. 725 square feet.
- Website: Woodville Pet Wellness Center

RENT SCHEDULE

5-YEAR LEASE	BASE RENT	INCREASE
2024	\$12,000	\$600 / year
2025	\$12,600	\$600 / year
2026	\$13,200	\$600 / year
2027	\$13,800	\$600 / year
2028	\$14,400	\$600 / year

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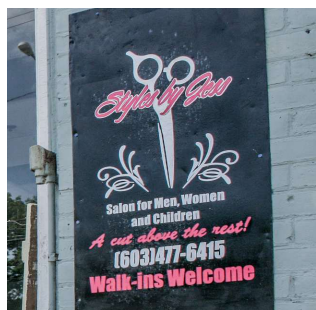
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COMMERCIAL TENANT PROFILE: STYLES BY JESS

41-43 Central Street, Haverhill \ Woodsville , NH 03785



HOURS OF OPERATION

- Monday:
- Tuesday:
- Wednesday:
- Thursday:
- Friday:
- Saturday:

ABOUT STYLES BY JESS:

The salon offers a range of hair styling services for both men and women, including cuts, coloring, and styling. With a team of experienced stylists, Styles By Jess is dedicated to helping clients achieve their desired look in a welcoming and comfortable environment.

LEASE OVERVIEW

- Lease: Modified Gross
- Term: Leased until 11/30/2028. Initial term: 5 years.
- Lease Rate: Base rent of \$650/month or \$7,800/year. Annual Increase of \$150/month.
- Utilities Paid by Tenant: Electric, telephone, internet
- Leased Premises: Approx. 550 square feet.
- Website: <https://www.yelp.com/biz/styles-by-jess-woodsville>

RRENT SCHEDULE

YEAR	BASE RENT	INCREASE
2024	\$6,000	\$1,800 / year
2025	\$7,800	\$1,800 / year
2026	\$9,600	\$1,800 / year
2027	\$11,400	\$1,800 / year
2028	\$13,200	\$1,800 / year

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RENT ROLL

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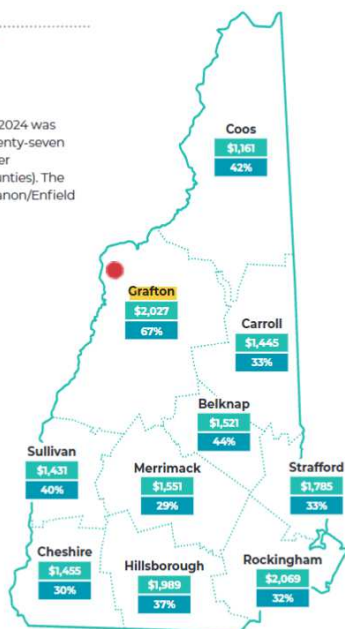
2024 GROSS RENT BY NUMBER OF BEDROOMS

2024 GROSS RENT			
Unit	Sample Size	Rent Range	Median
0-Bedroom	351	\$500 - \$2,771	\$1,297
1-Bedroom	2,438	\$450 - \$5,153	\$1,430
2-Bedroom	3,605	\$600 - \$5,119	\$1,833
3-Bedroom	1,218	\$765 - \$5,483	\$1,919
4+ Bedroom	241	\$1,000 - \$5,648	\$2,219
All Units	7,853	\$450 - \$5,648	\$1,891

2024 MEDIAN MONTHLY GROSS RENT AND PERCENT CHANGE BY COUNTY

2-bedroom units (2019-2024)

The statewide median gross rent for a 2-bedroom unit in 2024 was \$1,833, which reflects a 36% increase from 2019-2024. Seventy-seven percent of the rental units surveyed are in the southern tier (Hillsborough, Rockingham, Merrimack, and Strafford counties). The high rental costs in Grafton County are driven by the Lebanon/Enfield area and the Holderness/Plymouth areas.



SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
Retail - B1	-	-	\$1,300	\$1,400	12/31/2028
Retail - B2	-	-	\$1,050	\$1,250	5/31/2028
Retail - B3	-	-	\$650	\$1,000	11/30/2028
Unit 1	2	1	\$1,600	\$1,775	1/31/2026
Unit 2	2	1	\$1,400	\$1,775	M2M
Unit 3	2	1	\$1,700	\$1,775	11/30/2025
Unit 4	2	1	\$1,200	\$1,775	M2M
Unit 5	1	1	\$1,400	\$1,525	3/31/2026
Unit 6	2	1	\$1,750	\$1,775	12/31/2026
Unit 7	3	1	\$1,750	\$1,850	1/31/2026
Unit 8	2	1	\$1,200	\$1,775	7/31/2026
Unit 9	1	1	\$1,100	\$1,525	12/31/2025
Unit 10	-	1	\$850	\$1,200	M2M
Unit 11	1	1	\$1,200	\$1,525	M2M
Unit 12	1	1	\$1,400	\$1,525	05/31/2026
Unit 13	2	1	\$1,400	\$1,775	M2M
Unit 14	2	1	\$1,600	\$1,775	03/21/2026
Unit 15	2	1	\$1,600	\$1,775	07/31/2025
Unit 16	2	1	\$1,650	\$1,775	01/01/2026
Unit 17	1	1	\$1,450	\$1,525	10/31/2025
TOTALS			\$27,250	\$32,075	

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20-UNIT (APARTMENTS & RETAIL) TURNKEY INVESTMENT

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INCOME SUMMARY	SCHEDULED INCOME & EXPENSE	AFTER STABILIZATION (12M)
Annual Income - Unit 1	\$19,200	\$21,300
Annual Income - Unit 2	\$16,800	\$21,300
Annual Income - Unit 3	\$20,400	\$21,300
Annual Income - Unit 4	\$14,400	\$21,300
Annual Income - Unit 5	\$16,800	\$18,300
Annual Income - Unit 6	\$21,000	\$21,300
Annual Income - Unit 7	\$21,001	\$22,200
Annual Income - Unit 8	\$14,400	\$21,300
Annual Income - Unit 9	\$13,200	\$18,300
Annual Income - Unit 10	\$10,200	\$14,400
Annual Income - Unit 11	\$14,400	\$18,300
Annual Income - Unit 12	\$16,800	\$18,300
Annual Income - Unit 13	\$16,800	\$21,300
Annual Income - Unit 14	\$19,200	\$21,300
Annual Income - Unit 15	\$19,200	\$21,300
Annual Income - Unit 16	\$19,800	\$21,300
Annual Income - Unit 17	\$17,400	\$18,300
Annual Income - Unit B1 Retail	\$15,600	\$15,600
Annual Income - Unit B2 Retail	\$12,600	\$12,600
Annual Income - Unit B3 Retail	\$7,800	\$7,800
Laundry Income	\$5,000	\$5,000

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O: 603.610.8500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

LISA ALKOVA
Commercial Specialist
O: 508.308.5617
C:
lisa@kwclcg.com
NH #081274

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated **kwclcg.com**

MULTIFAMILY / MIXED USE FOR SALE

20-UNIT (APARTMENTS & RETAIL) TURNKEY INVESTMENT

41-43 Central Street, Haverhill \ Woodsville , NH 03785



GROSS INCOME	\$332,001	\$382,100
VACANCY COST	(\$8,330)	(\$8,330)
EXPENSES SUMMARY	SCHEDULED INCOME & EXPENSE	AFTER STABILIZATION (12M)
Property Taxes anticipated to remain due to 10-Year Tax Freeze	\$9,178	\$9,178
Insurance	\$9,643	\$9,643
Heat	\$20,964	\$20,964
Water/Sewer/Electric	\$13,200	\$13,200
Electric (separate meters)	\$0	\$0
Maintenance	\$9,216	\$9,216
Landscaping & Trash Removal	\$4,800	\$4,800
Pest Control	\$2,000	\$2,000
Projected Estimate: Property Management	\$21,000	\$21,000
OPERATING EXPENSES	\$90,001	\$90,001
NET OPERATING INCOME	\$233,670	\$283,769

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VIKTORIA ALKOVA
Commercial Specialist, MiCP
O: 603.610.8500
C: 646.577.1194
viktoriam@kwclcg.com
NH #074657

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
dave@kwclcg.com
NH #004637

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41-43 Central Street, Haverhill \ Woodsville , NH 03785

INVESTMENT OVERVIEW	SCHEDULED INCOME & EXPENSE	AFTER STABILIZATION (12M)
Price	\$2,690,000	\$2,690,000
Price per SF	\$158	\$158
Price per Unit	\$134,500	\$134,500
CAP Rate	8.69%	10.55%
Cash-on-Cash Return (yr 1)	10.71%	19.27%
Total Return (yr 1)	\$110,221	\$161,003
Debt Coverage Ratio	1.49	1.94

OPERATING DATA	SCHEDULED INCOME & EXPENSE	AFTER STABILIZATION (12M)
Total Scheduled Income	\$332,001	\$382,100
Vacancy Cost	\$8,330	\$8,330
Gross Income	\$323,671	\$373,770
Operating Expenses	\$90,001	\$90,001
Net Operating Income	\$233,670	\$283,769
Pre-Tax Cash Flow	\$76,615	\$137,862

FINANCING DATA	SCHEDULED INCOME & EXPENSE	AFTER STABILIZATION (12M)
Down Payment	\$715,250	\$715,250
Loan Amount	\$1,974,750	\$1,974,750
Debt Service	\$157,055	\$145,907
Debt Service Monthly	\$13,087	\$12,158

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ADDITIONAL DETAILS

41-43 Central Street, Haverhill \ Woodsville , NH 03785



Building Name:	Henderson Block
Property Type:	Multifamily / Mixed Use
Property Subtype:	Low-Rise/Garden
Building Size:	17,073 SF
Lot Size:	0.25 Acres
Year Built:	1875
Number of Floors:	3
Roof:	Rubber Membrane
Free Standing:	Yes
Number of Buildings:	1
Unit mix:	1 x Three-Bedrooms 10 x Two-Bedrooms 5 x One-Bedrooms 1 x Studio-Unit

Unique investment opportunity at the crossroads of Vermont and New Hampshire, this fully renovated 3-story mixed-use building sits in the heart of downtown Woodsville. The property features 17 remodeled residential apartments and 3 updated retail storefronts, offering a strong income stream and low management complexity—all under one roof. The ground-floor retail spaces have been fully updated and are secured by long-term leases with established tenants. The residential units have been completely re-tenanted and renovated, capitalizing on the area's strong rental demand. With steady in-place income, room to optimize rents, and streamlined operations, this well-appointed asset offers immediate cash flow and long-term upside—an ideal low-risk addition to a



- Over the past few years, the building has undergone extensive upgrades, including but not limited to:
- New roof and over 100+ brand-new windows
- Updated heating system, electrical, and full sprinkler system
- Two x 1,000 gallons each propane tanks
- Security cameras throughout for peace of mind
- Modern finishes — each unit w/ new kitchens, baths, flooring, paint and fixtures

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VIKTORIA ALKOVA
Commercial Specialist, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

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Managing Director
O: 603.610.8523
C: 603.491.2854
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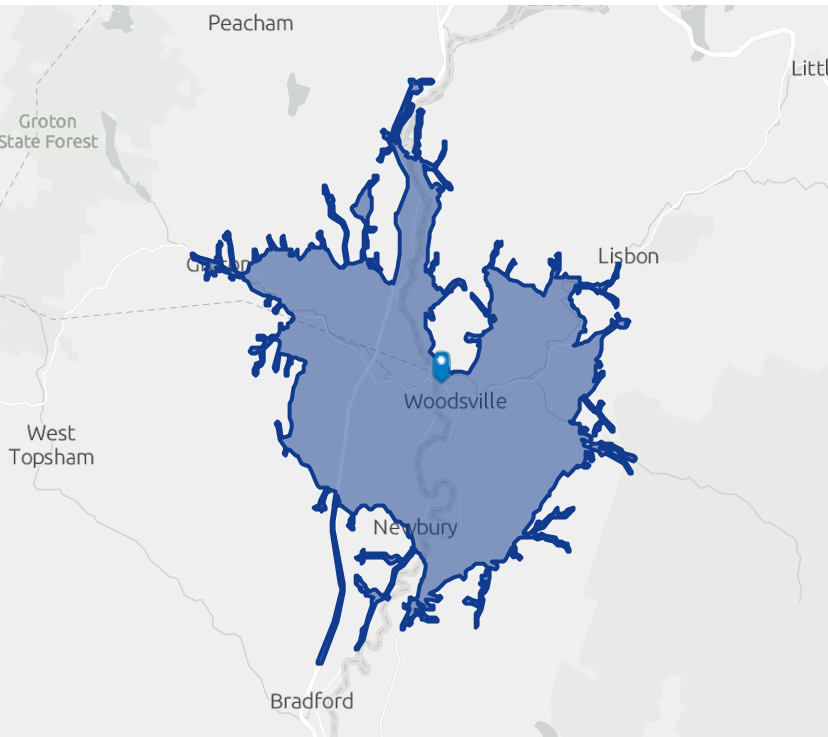
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Population Trends

41 Central St, Woodsville, New Hampshire, 03785 (15 minutes)
41 Central St, Woodsville, New Hampshire, 03785
Drive time of 15 minutes

Prepared by Esri and Lisa
Latitude: 44.15308
Longitude: -72.03843

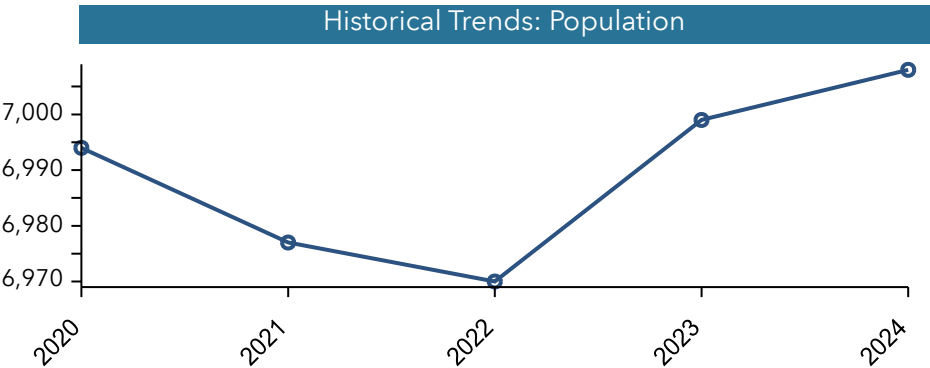


Population Trends and Key Indicators

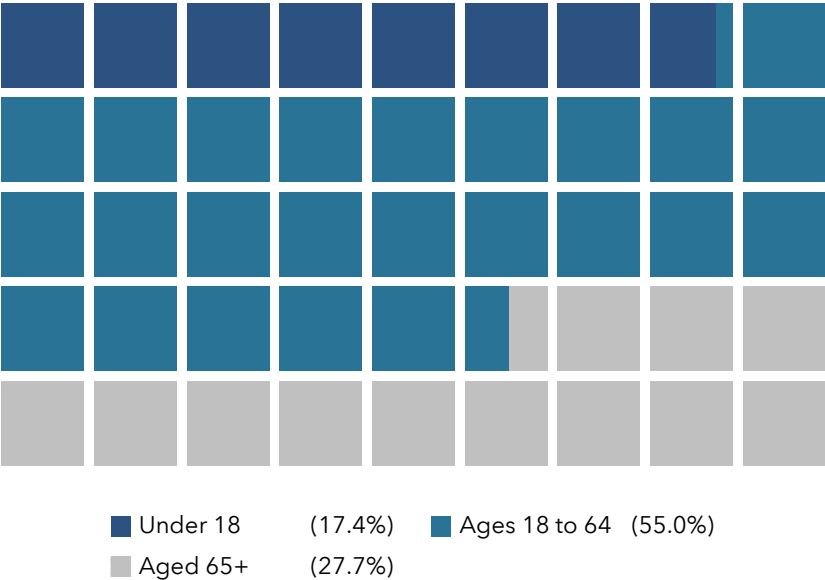
41 Central St, Woodsville, New Hampshire, 03785
Drive time of 15 minutes

7,008	3,081	2.22	48.8	\$64,535	\$280,682	96	81	16
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

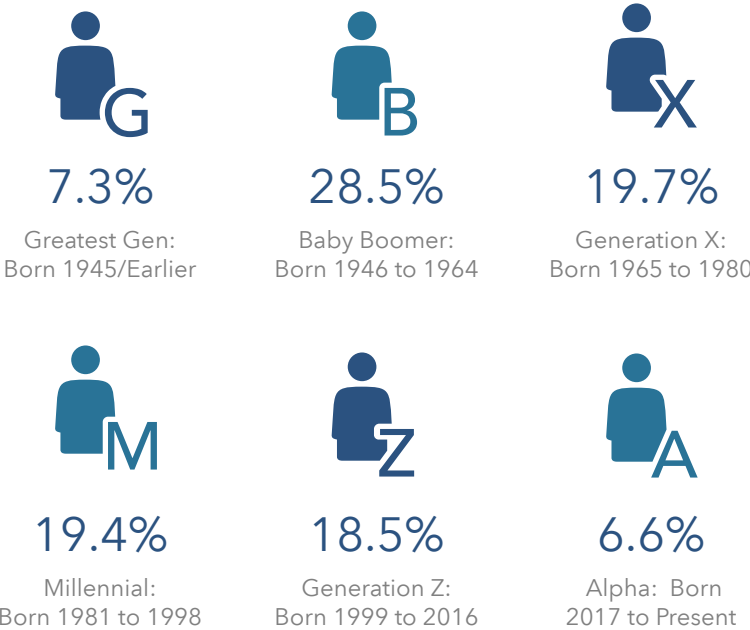
MORTGAGE INDICATORS



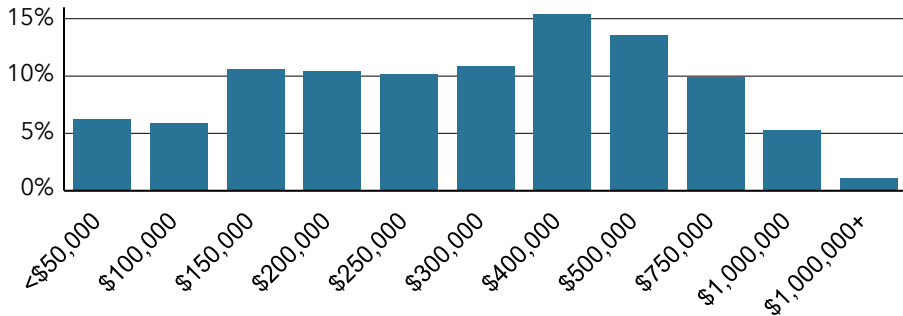
POPULATION BY AGE



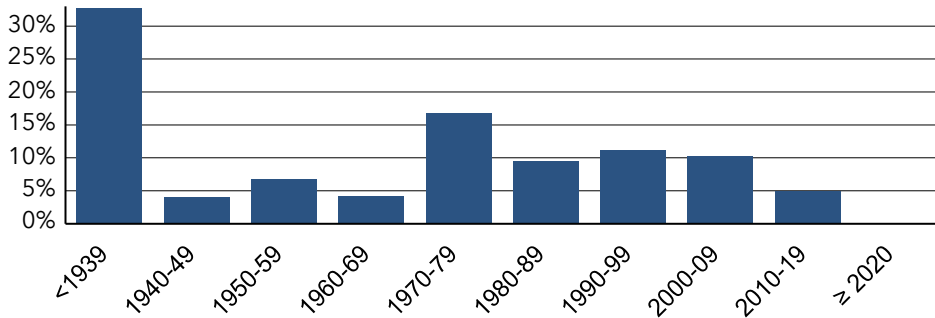
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Community Change Snapshot

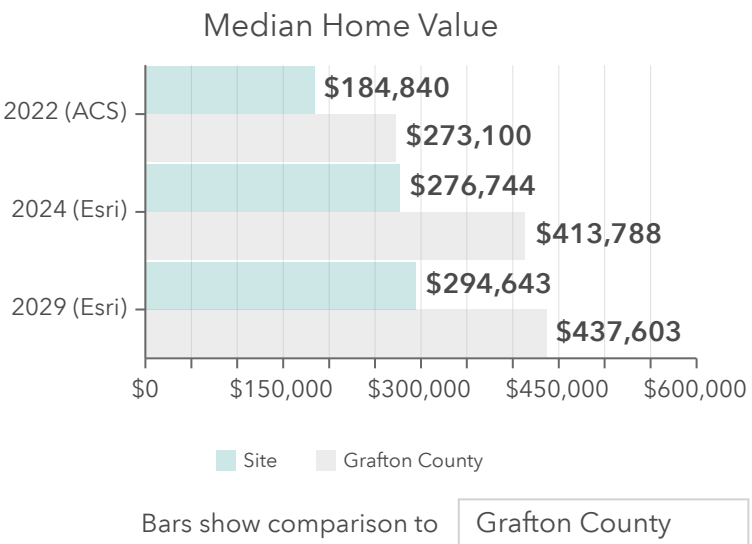
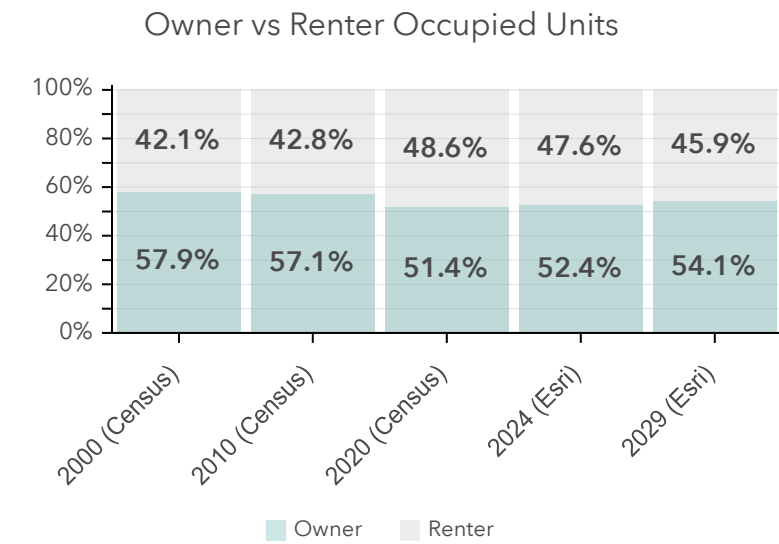
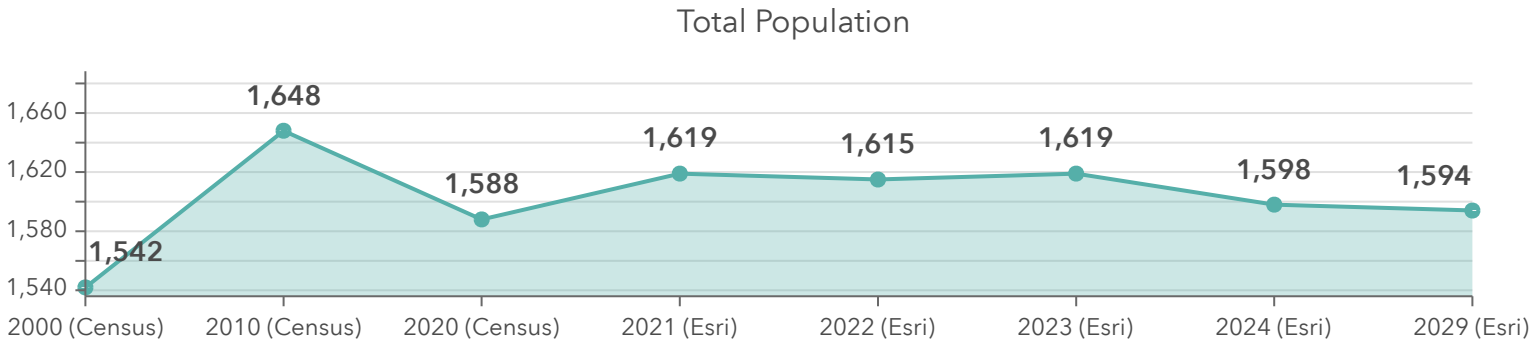
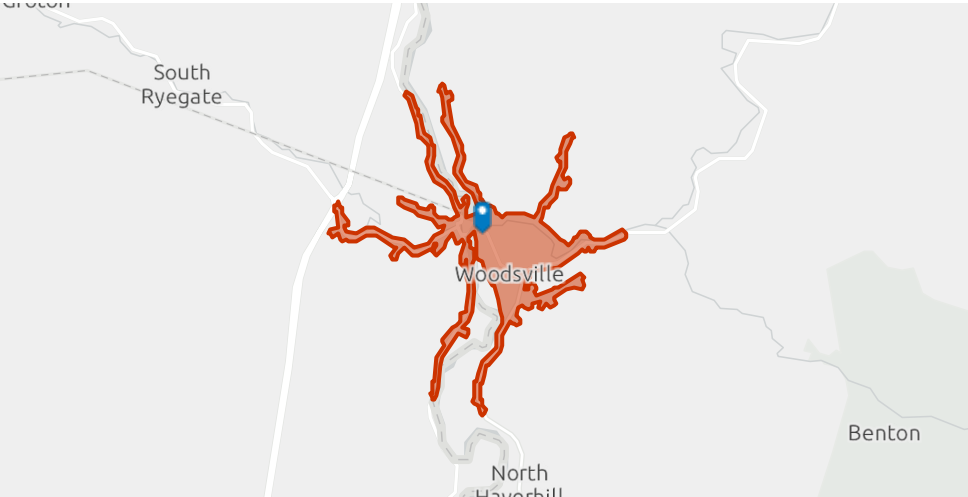
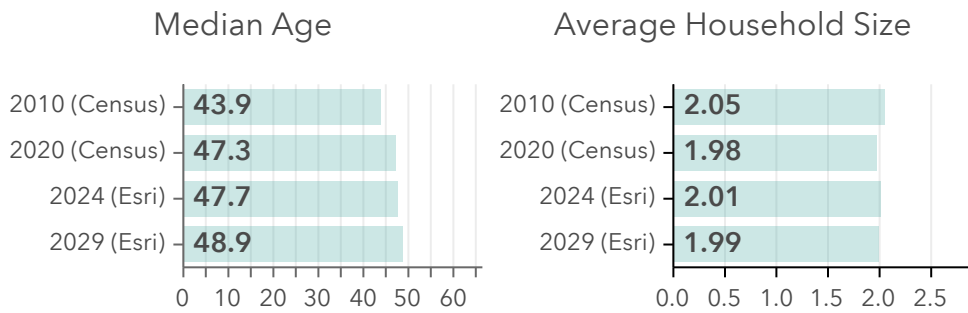
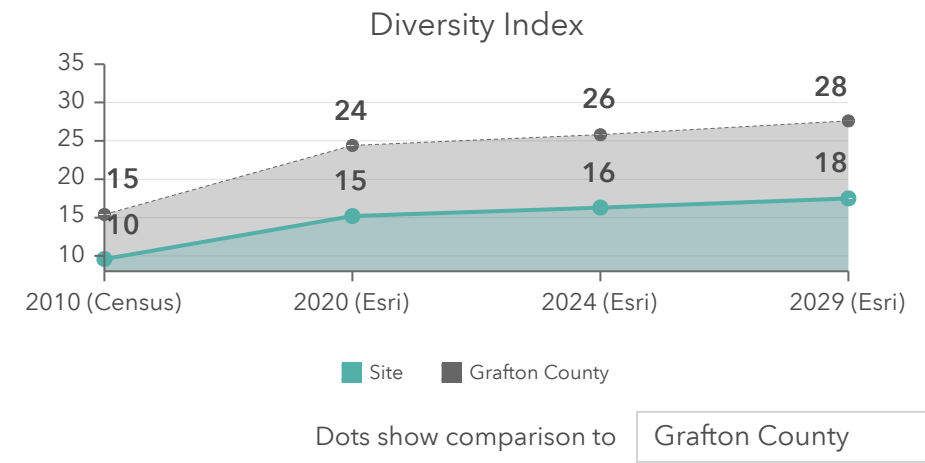
41 Central St, Woodsville, New Hampshire, 03785 (5 minutes)
41 Central St, Woodsville, New Hampshire, 03785
Drive time of 5 minutes

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Latitude: 44.15308
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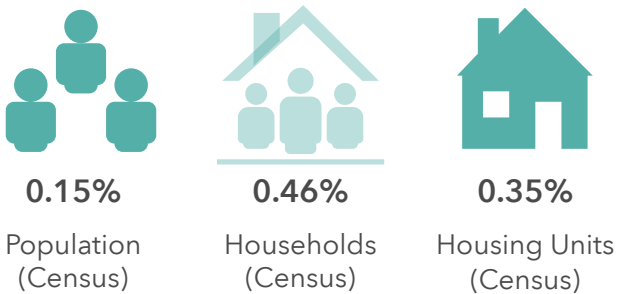


Community Change Snapshot

41 Central St, Woodsville, New Hampshire, 03785
Drive time of 5 minutes



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future

