

For Sale

**Restaurant/Brewery Condo
500 N. Commercial St. Unit 101
Manchester, NH 03101**



- Size:** Total 14,657 SF Commercial Condominium Available. Currently an 11,372 SF Restaurant seating for 45 in dining area and seating for 175 in lounge/bar with an additional 3,285 SF Function Room.
- Type/Use:** Restaurant / Function Hall / Meeting Room / Brew Pub / Distillery
- Sale Price:** \$1,900,000.00
- Comments:** Fully Functioning Restaurant/Bar with Function Room. Sale is Real Estate only. (Business can be available with all furniture, fixtures, restaurant equipment, Brew equipment and small wares).



Stebbins Commercial Properties, Inc.

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties, Inc. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice

For Sale

**Restaurant/Brewery Condo
500 N. Commercial St. Unit 101
Manchester, NH 03101**

Building Data:

Total Building Size:	50,000 SF
Available Space	11,372 SF Restaurant 3,285 SF Function room
Structure:	Brick, masonry, wood column & beams
Interior Finish:	Carpet, wood, brick, large historical 12' windows
Ceiling Height:	14'

Site Data:

Frontage:	On Commercial Street
Parking:	On site, on street, and in Arms parking lot next to site.
Zoning:	Mixed use

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	600 amp, 3 phase, 208v
Lights:	Can, track and spot lighting
Heating:	FWA by gas
AC:	Central Air
Alarms:	One source security alarm system
Fire:	Sprinkler system, smoke detectors

Sale Information:

Price:	\$1,900,000.00
Condo Fees:	\$3,544.78 per month
Taxes:	\$15,450.00
Other:	Electricity and Gas by utility provider.



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BUYER CONFIDENTIALITY AGREEMENT

The Undersigned acknowledges understanding of the fact that the Ownership of 500 N. Commercial Street, Unit 101, Manchester, New Hampshire ("the Property") wishes to keep strictly confidential certain information about the Property's income, operating expenses, and availability ("the information").

In conjunction with the preceding paragraph, and in exchange for receiving the Information, the Undersigned agrees to the following:

1. The Undersigned will not discuss the potential sale of the Property with anyone other than:
 - a) a party or parties who may be directly/mutually involved in purchasing the Property with the Undersigned, or
 - b) a party who may be a source of acquisition financing for the Undersigned's purchase of the Property.
2. The Undersigned shall use the Information solely for the purpose of evaluating the Property for his (her) acquisition. The Information shall not be used for any other purpose whatsoever.
3. The Undersigned will make no reproductions of the Information and will not give the Information to anyone other than those entities in #1, a and b (above) without the prior express written consent of the Owner. In the event of the Owner's consent, the Undersigned shall first be required to furnish the Owner or the Owner's broker with the names and addresses of any such person to whom the Undersigned wishes to disclose the Information, and the purpose of such disclosure.
4. The Undersigned shall return the Information immediately upon verbal request by the Owner or the Owner's broker.
5. The Prospective Buyer shall not discuss or alert the employees of the business located at the Property that the Property is available for sale.

Stebbins Commercial Properties, LLC is representing the Property Owner and will be negotiating on behalf of the Owner in any transaction of the Property.

ACKNOWLEDGED AND AGREED TO BY:

SCP LLC Broker

Signature (Prospective Buyer)

Date

Name (printed)

Company/Entity Name

Address

Tel. (with area code)

Fax

e-mail

