

For Sale

Industrial / Redevelopment – *New Price!*
185 Woodland Avenue
Manchester, NH 03109



- Site Acres:** Building #1: 9,265 SF
Building #2: 3,200 SF
3.47 Total Acres (11 tax lots)
- Type / Use:** Industrial but well positioned for redevelopment.
- Utilities:** Municipal water and sewer at the site, Eversource power, Liberty natural gas on Woodland Avenue.
- Frontage:** To be created
- Zoning:** R-1B
- Sale price:** \$800,000.00
- Comments:** Great location minutes to 101 East, Route 293 and I-93 North and South from Hanover Street. Great opportunity for residential development.



Stebbins Commercial Properties LLC

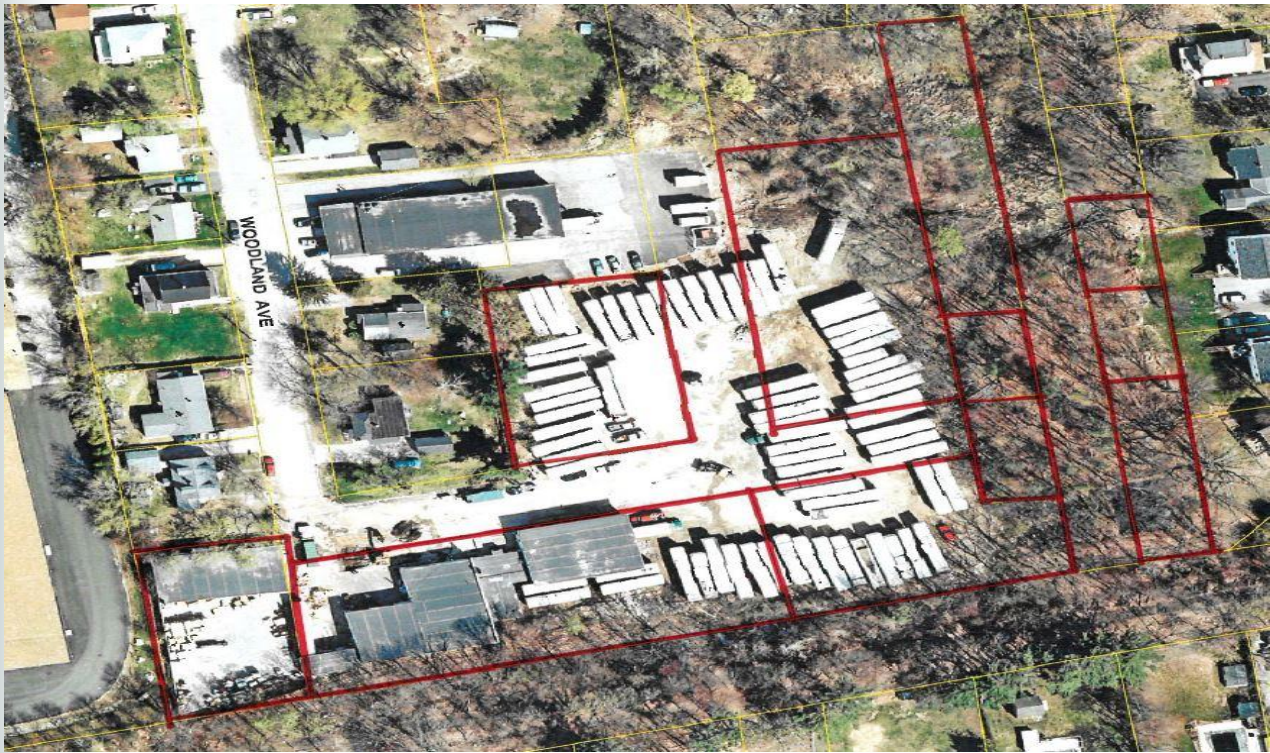
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Type / Use: Industrial / Redevelopment

Frontage: To be created

Zoning: R-1B

Map & Lot: Map 490 Lot 9: .8490 Acres Map 490 Lot 9A: .2895 Acres
Map 490 Lot 10: .4704 Acres Map 490 Lot 11: .6280 Acres
Map 490 Lot 15: .3788 Acres Map 490 Lot 31: .3034 Acres
Map 490 Lot 33: .0970 Acres Map 490 Lot 33A: .1938 Acres
Map 490 Lot 34: .0918 Acres Map 490 Lot 34A: .0918 Acres
Map 490 Lot 32: .0839 Acres

Utilities:

Water: Municipal
Sewer: Municipal
Power: Eversource
Gas: Liberty utilities on Woodland Avenue

Sale Information:

Sale price: \$800,000.00 **New Price!**
Taxes: To be determined



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