



For Sale or Lease

# High Visibility Office Building

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## 180 Bridge Street Manchester, NH

### Property Highlights

- Well-located 4,212± SF standalone office building with a dramatic presence near downtown Manchester
- Nicely appointed with renovations in 2015
- 14 off-street parking spaces, plus 2 car detached garage
- Potential for 3rd floor residential apartment
- Easy access to all downtown amenities and major highways
- Less than 1 mile/5 minutes to City Hall, Manchester Courthouse, and Hillsborough County Superior Court North

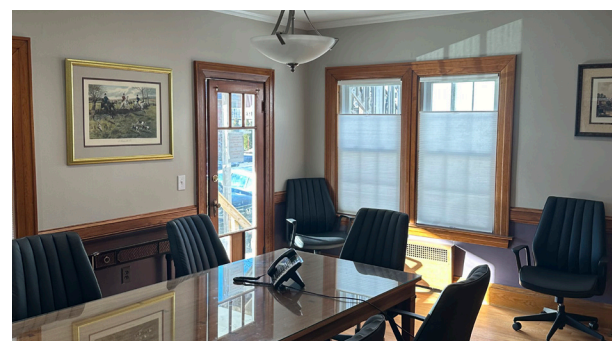
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## Specifications

Address:	180 Bridge Street
Location:	Manchester, NH 03104
Building Type:	Office
Year Built:	1925
Total Building SF:	4,212±
Available SF:	4,212±
Floors:	3
Acreage:	.37±
Road Frontage:	130'± on Bridge Street
Utilities:	Municipal water & sewer Oil
Zoning:	C-1
Parking:	14 + 2 car detached garage
2023 NNN Expenses:	\$3.62 PSF
2023 Taxes:	\$8,102.26
Lease Rate:	\$12.50 NNN
List Price:	\$625,000



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