



For Sale or Lease

Downtown Mixed-Use Building

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293 Elm Street Manchester, NH

Property Highlights

- Downtown mixed-use building available for sale and lease in Manchester, NH
- Two-story retail/office building is comprised of 8,700± SF on 0.21± acres with on-site and on-street parking
- 1,500± SF of retail/office space on the second floor is available for lease
- Current tenants include Gopuff and Ornate Beauty Studio
- Neighbors include Antiques on Elm, Market Basket, Manchester Music Mill, Triangle Credit Union, and more
- Located directly on Elm Street close to all downtown amenities and near I-293

Submit NDA for Offering Memorandum

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	293 Elm Street
Location:	Manchester, NH 03101
Building Type:	Retail/office
Year Built:	1900
Total Building SF:	8,700±
Available SF:	1,500±
Acreage:	.21±
Floors:	2
Road Frontage:	79± on Elm Street
Utilities:	Municipal water & sewer Natural gas
Zoning:	CBD
Parking:	7 on-site spaces and on-street
2023 Taxes:	\$9,509.65
2023 NNN Expenses:	\$4.44 PSF
Lease Rate:	\$8.95 NNN
List Price:	\$795,000

Contact us:

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1. ARCHITECTURAL DRAWINGS PROVIDED BY LSC FIRE SAFETY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE ORDERING MATERIAL.
2. LAYOUT COMPLIES WITH NFPA 1-2009, NFPA 72-2010, AND NFPA 101-2015.
3. THE FIRE ALARM SYSTEM SHALL OPERATE AS FOLLOWS:
 - 3.1. BUILDING WIDE EVACUATION FOR ALARM (MANUAL PULL, SMOKE, ETC.).
 - 3.2. FLASH CORRESPONDING EXTERIOR BEACON (RED FOR FIRE ALARM OPERATION).
 - 3.3. TRANSMIT SIGNALS TO MONITORING STATION.
4. PANELS SHALL BE REVEAL CAT. 30.
5. SURVEILLANCE FOR ELECTRONIC MONITORING OF FIRE EXTINGUISHERS HAS BEEN RESCINDED. CARBON MONOXIDE (CO) DETECTORS ARE NOT REQUIRED FOR BUSINESS USE.
6. BUILDING IS NOT PROTECTED BY A SPRINKLER SYSTEM.

- | | |
|-------------------|--|
| LEGEND | |
| (F) | MANUAL PULL STATION |
| (S) | SYSTEM SMOKE DETECTOR |
| (S) _{DR} | SYSTEM SMOKE DETECTOR, ELEVATOR RECALL |
| (H) | HEAT DETECTOR |
| 130A | TEMPERATURE RATING "T" = RATE OF RISE OTHERWISE, FIXED TEMPERATURE |
| (C) | CARBON MONOXIDE DETECTOR |
| (S) _{CO} | MULTI-CRITERIA SENSOR (SMOKE/HEAT/ CO) |
| (A) | STAND ALONE 120V SMOKE ALARM |
| (S) _H | SYSTEM SMOKE DETECTOR W/ SOUNDER BASE |
| (R) | DUCT DETECTOR W/ INTEGRAL RELAY |
| (D) | DUCT DETECTOR W/O RELAY |
| (C) | SUPERVISED CONTROL MODULE |
| (I) | SHORT CIRCUIT ISOLATION MODULE |
| (Z) | CONVENTIONAL ZONE MODULE |
| (R) | ADDRESSABLE DUAL RELAY MODULE |
| (M) | MINI MONITOR MODULE |
| (M) | MONITOR MODULE, BOX MOUNT |
| (M) | DUAL INPUT MONITOR MODULE |
| (H) | WALL MOUNT HORN STROBE |
| (H) | MOUNT 80" A.F.F OR 6" BELOW CEILING, WHICHEVER IS LOWER. WP = WATERPROOF |
| (H) | WALL MOUNT HORN |
| (H) | MOUNT 80" A.F.F OR 6" BELOW CEILING, WHICHEVER IS LOWER. WP = WATERPROOF |
| (S) | WALL MOUNT SPOKER STROBE |
| (S) | MOUNT 80" A.F.F OR 6" BELOW CEILING, WHICHEVER IS LOWER. WP = WATERPROOF |
| (S) | WALL MOUNT SPOKER |
| (S) | MOUNT 80" A.F.F OR 6" BELOW CEILING, WHICHEVER IS LOWER. WP = WATERPROOF |
| (S) | WALL MOUNT STROBE |
| (S) | MOUNT 80" A.F.F OR 6" BELOW CEILING, WHICHEVER IS LOWER. WP = WATERPROOF |
| (S) | CIRCLE ABOVE NOTIFICATION DEVICE DENOTES CEILING MOUNTED (TYPICAL FOR ALL TYPES) |
| (PS) | PRESSURE SWITCH |
| (TS) | TAMPER SWITCH |
| (FS) | FLOW SWITCH |
| (RT) | REMOTE TEST SWITCH |
| (RI) | REMOTE INDICATOR |
| (SS) | SUPPRESSION SYSTEM CONNECTION |
| (FE) | FIRE EXTINGUISHER |
| (LT) | LOW TEMPERATURE SENSOR |
| (EL) | END OF LINE RELAY |
| (AR) | END OF LINE RESISTOR |
| (SYN) | STROBE SYNCHRONIZING MODULE |
| (AP) | ANNUNCIATOR PANEL |
| (MR) | END OF LINE RESISTOR |
| (BAT) | END OF LINE RESISTOR |
| (PWR) | END OF LINE RESISTOR |
| (FACP) | FIRE ALARM CONTROL PANEL |
| (VECP) | VOICE EVACUATION CONTROL PANEL |

[illegible]

Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **293 Elm Street, 305 Massabesic Street, 223 Second Street/Blaine Street, 60 Rogers Street, and/or 470 Pine Street in Manchester, NH.**

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

Signature

Date

Name (typed or printed)



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