

Doug Martin

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175 Canal Street, Suite 401 Manchester, NH 03101 +1 603 623 0100 colliersnh.com

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.



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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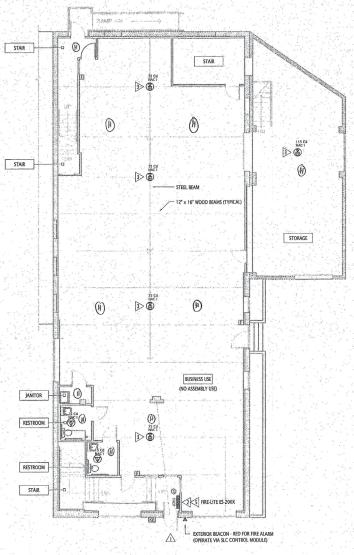
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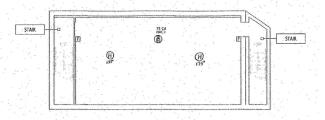
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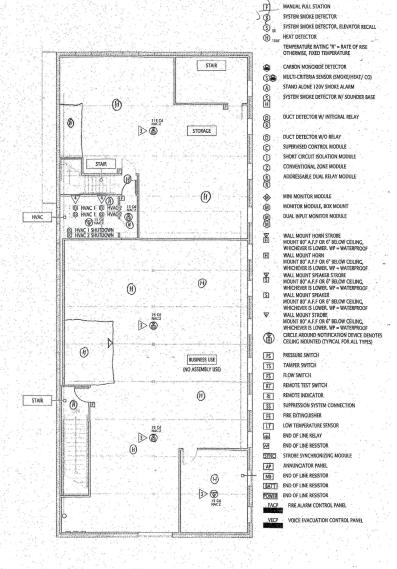
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Floor Plans



3 FIRST FLOOR





4 SECOND FLOOR

- GENERAL NOTES

 1. ARCHITECTURAL DRAWINGS PROVIDED BY LRC FIRE SAFETY. CONTRACTOR OR RESPONSIBLE FOR VERIFINING ALL DIMENSIONS BEFORE ORDERING MATERIAL.

 2. LAYOUT COMPLES WITH INFE? 1-2009, NFPA 7-2-013, AND NFPA 101-2015.

 3. THE FIRE ALAMS YSTEMS SHALL OPERATE AS FOLLOWS:

 3.1. BUILDING WIDE EVACUATION FOR ALARM MANUAL PULL SMOKE, ETC.).

 3.2. FLASH CORRESPONDING EXTERIOR BEACON (RED JOB AND ALL OF THE ALAMS OF THE

DOOR WITH WINDOW.

- WHERE APPLICABLE, SUSPEND DEVICE BELOW CEILING TO MAINTAIN PLANE OF VIEW.
- 4> INITIATE HYAC SHUTDOWN FOR CORRESPONDING HVAC UNIT.
- 5> INSTALL À REMOTE TEST SWITCH FOR EACH DUCT DETECTOR. LOCATE NEAR FIRE ALARM PÂNEL



COMMERCIAL SPACE 293 ELM STREET MANCHESTER, NH 03101	FOR: LRC FIRE SAFETY, LLC 728 E. INDUSTRIAL PARK I	Ţ.,	
	DATE MAY 16, 2019	728 E. INDUSTRIAL PARK DR #15 MANCHESTER, NH 03109	
FIRE ALARM PLAN NEW WORK BASEMENT, 1ST AND 2ND FLOORS			
REV, DESCRIPTION	BY SHEET NO.		
	EA 10	7	
	FA-10	1	
	SHEET LOFT	٠.	

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)		

