



Concept plan

For Sale

# Fully Approved Multifamily Development

## Dan Scanlon, JD, CCIM

Senior Associate  
+1 603 860 1806  
dan.scanlon@colliers.com

## Cassandra Farley

Senior Associate  
+1 603 703 5617  
cassandra.farley@colliers.com



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

## 11-13 Mulberry Street Nashua, NH

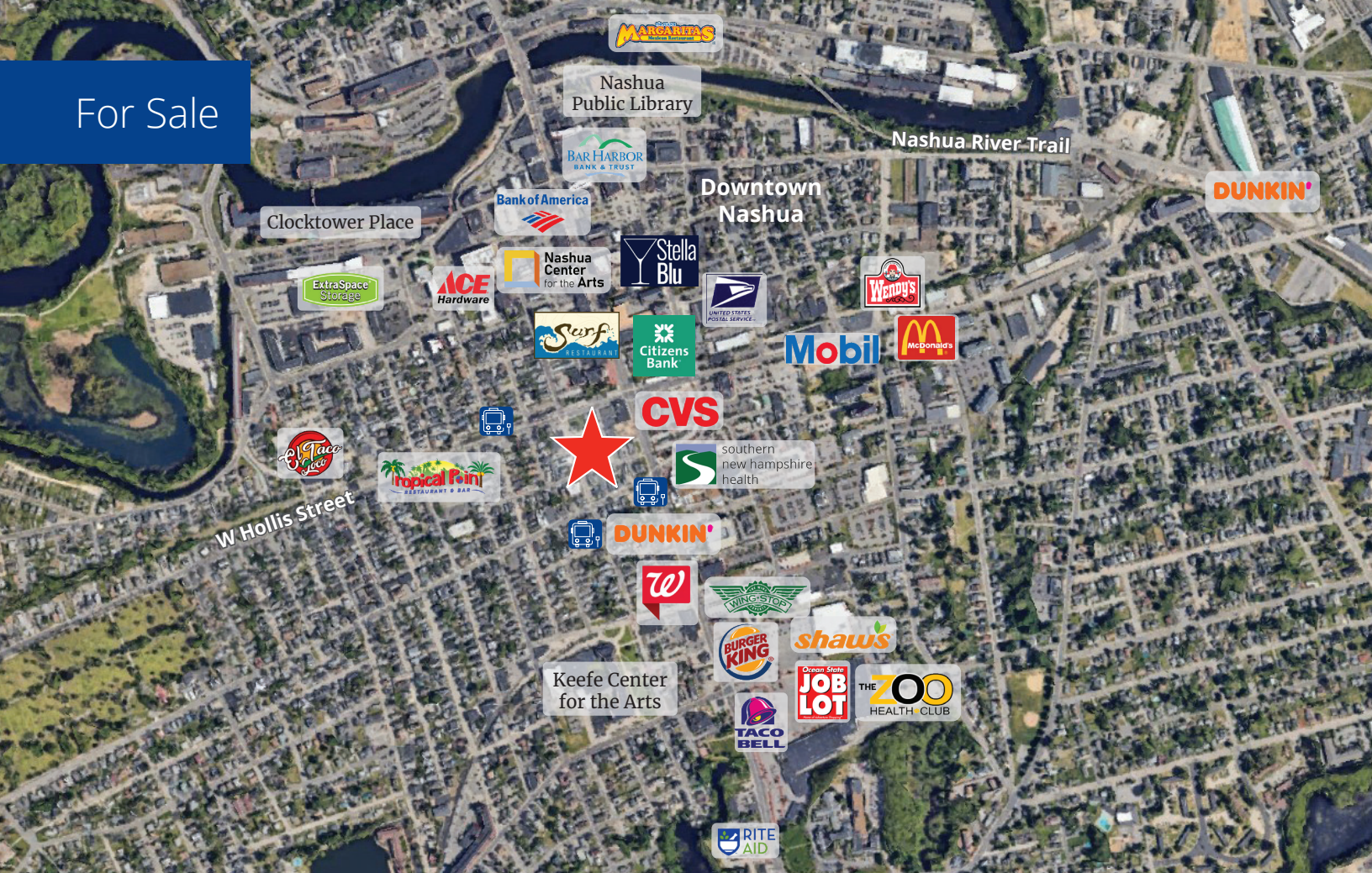
### Property Highlights

- Fully approved multifamily apartment development situated on 0.4± acres available for sale in Nashua, NH
- 64 units have been approved with 31 covered parking spaces under the building
- Ample nearby off-site parking is available
- Property is located in an Opportunity Zone
- Site is in a walkable downtown area, convenient to amenities such as restaurants, shopping, public transportation, Nashua River Rail Trail, Southern NH Medical Center, and many more

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.

Accelerating success.

For Sale



## Specifications

Address:	11-13 Mulberry Street
Location:	Nashua, NH 03060
Acreage:	0.4±
Utilities:	Municipal water & sewer Natural gas
Zoning:	D1MU
List Price:	\$1,500,000

### Contact us:

**Dan Scanlon, JD, CCIM**

Senior Associate  
+1 603 860 1806  
dan.scanlon@colliers.com

**Cassandra Farley**

Senior Associate  
+1 603 703 5617  
cassandra.farley@colliers.com

## Demographics

	1 mile	2 miles	3 miles
Population	25,872	48,989	83,092
# of Households	11,314	20,856	35,237
Average HH Income	\$94,324	\$112,972	\$127,518

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.

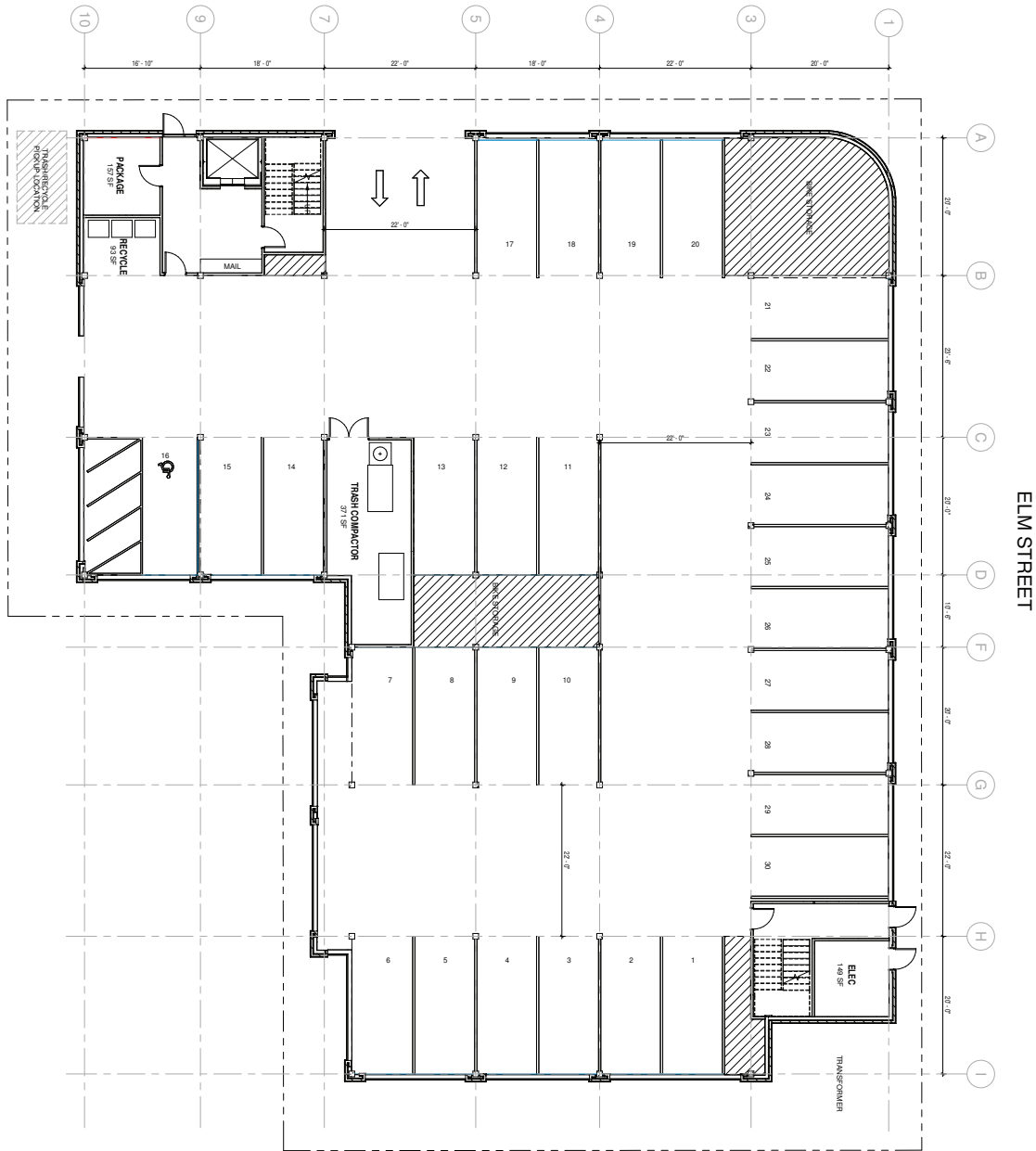


175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliersnh.com

# Garage Floor Plan

MULBERRY STREET

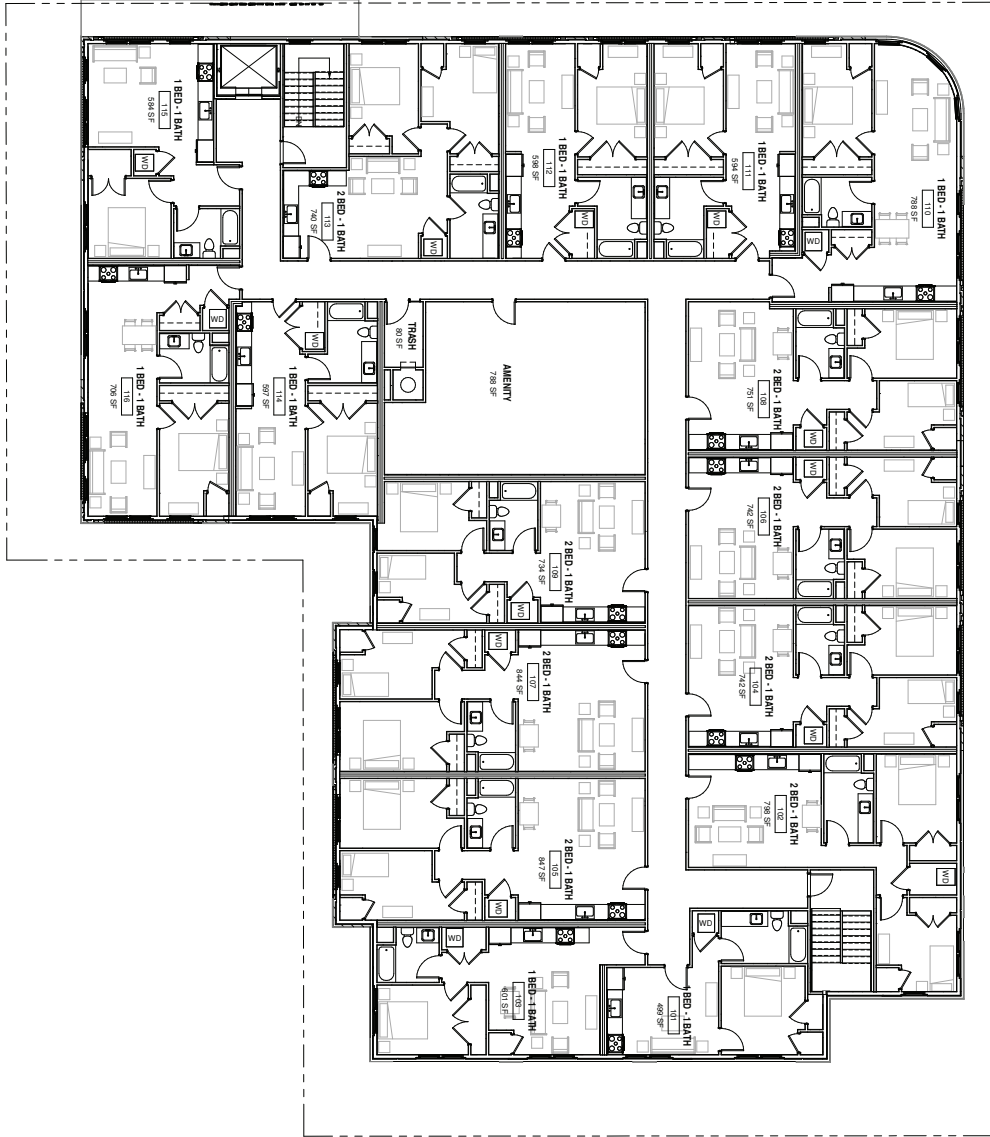
GARAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



Sheet <b>A1</b>	Title <b>GARAGE FLOOR PLAN</b>	Project <b>NEW CONSTRUCTION RESIDENCE 11-13 MULBERRY STREET NASHUA, NEW HAMPSHIRE</b>		Copyright: Jozokos Architecture, Inc. All rights reserved. This document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	Drawn By: <b>JC</b>	Date: <b>August 13, 2025</b>	Project No. <b>20181</b>
					Checked By: <b>JJ</b>		
Jozokos Architecture Inc. 1147 Main Street, Suite 115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net							

# Typical Floor Plan

TYPICAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT COUNT	
Name	Count
1 BED - 1 BATH	18
2 BED - 1 BATH	18
TOTAL PER FLOOR	36