

**For Sale** 

## Fully Approved Multifamily Development

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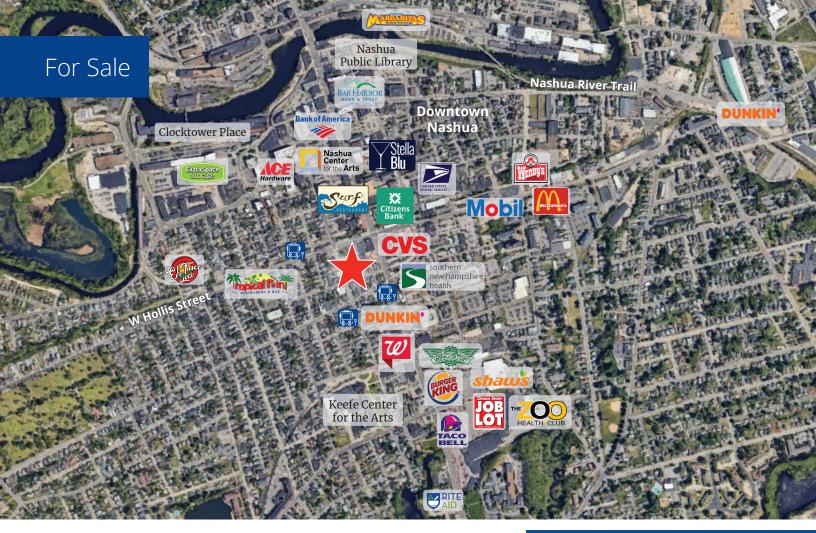
175 Canal Street, Suite 401 Manchester, NH 03101 +1 603 623 0100 colliersnh.com

## 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

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### **Specifications**

Address:	11-13 Mulberry Street
Location:	Nashua, NH 03060
Acreage:	0.4±
Utilities:	Municipal water & sewer Natural gas
Zoning:	D1MU
List Price:	\$2,240,000

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.

#### **Contact us:**

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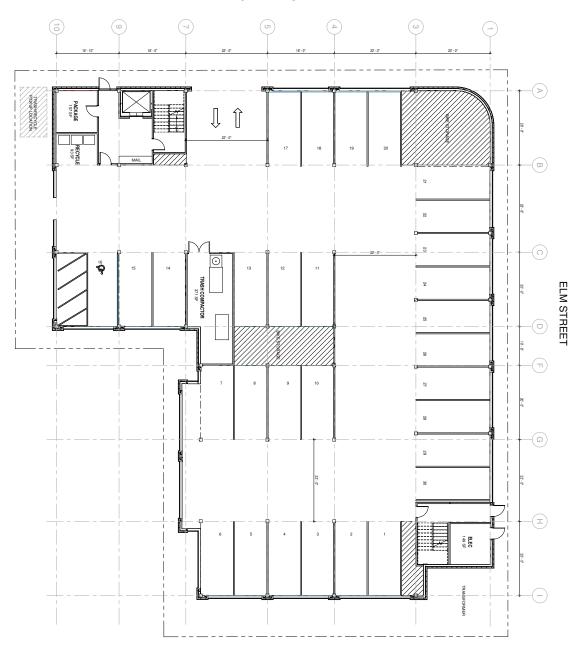


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# Garage Floor Plan

#### MULBERRY STREET

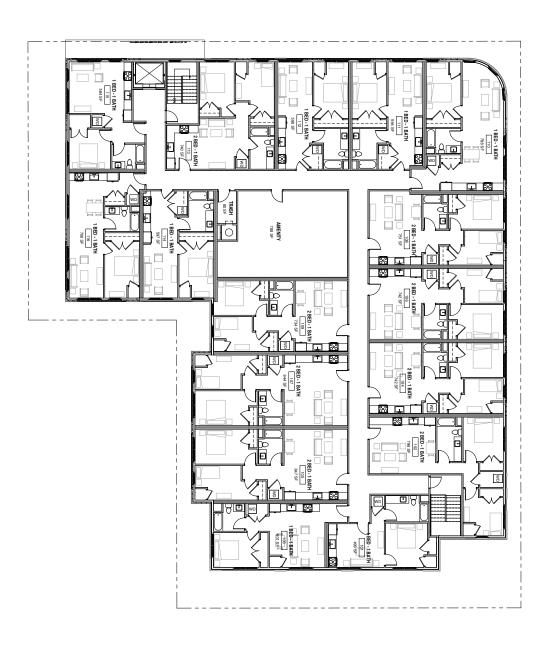


Sheet: A1	CONSTITUTES	Title: GARAGE FLOOR PLAN	Project: N	Project: NEW CONSTRUCTION RESIDENCE 11-13 MULBERRY STREET NASHUA, NEW HAMPSHIRE			Copyright Jozokos Architecture, Inc All rights reserved. This document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsover without the prior written permission of Jozokos Architecture. Inc. This document is not	Drawn By:  JC  Checked By:	Project No: 2018
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## Colliers

# Typical Floor Plan

SCALE: 1/8" = 1'-0"





A2	CONSTITUTE SE	Title: TYPICAL FLOOR PLAN		NEW CONSTRUCTION RESIDENCE 11-13 MULBERRY STREET NASHUA, NEW HAMPSHIRE			Copyright Jazokos Architecture, Inc All rights reserved. This document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the pior writing parmission of	Drawn By:  JC  Checked By:	August 13, 2025	2018
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