

# For Sale

**Office Building For Sale  
721 Chestnut Street  
Manchester, NH 03104**



<b>Building Size:</b>	<b>3,550 SF</b>
<b>Lot Size:</b>	<b>.34 Acres</b>
<b>Type / Use:</b>	<b>Office/Commercial</b>
<b>Zoning:</b>	<b>R-2 (PO)</b>
<b>Parking:</b>	<b>12 onsite spaces with street parking</b>
<b>Sale price:</b>	<b>\$550,000.00</b>
<b>Comments:</b>	<b>Great north end office formerly a dermatology/medical clinic. Easily adaptable to any office use or medical profession.</b>



## **Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

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# For Sale

## Office Building For Sale 721 Chestnut Street Manchester, NH 03104

### Building Data:

Total Building Size:	3,550 SF
Type / Use:	Office/Commercial
Construction Type:	Vinyl Siding
Construction Year:	1968
Ceiling Height:	8'
Windows:	Double hung insulated
Walls:	Drywall
Flooring:	Vinyl/Concrete
Roof:	Asphalt/Gable Hip
Special Features:	Sinks in exam rooms
Composition:	Reception area, waiting room, kitchenette, ten offices and multiple bathrooms

### Site Data:

Signage:	Sign in front of Building
Lot Size:	.34 Acres
Frontage:	Chestnut Street
Parking:	12 Onsite spaces with street parking
Zoning:	R-2 (PO)
Map & Lot:	0071/0005
Book & Page:	8898/1869

### Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	Standard office
Lights:	Fluorescent
Heating:	Gas-FHA
AC:	Central
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

### Sale Information:

Sale price:	\$550,000.00
Taxes:	\$ 9,387.00



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