

FOR SALE

DOWNTOWN RE-DEVELOPMENT OPPORTUNITY

31 AUBURN STREET | MANCHESTER, NH

OFFERED AT: **\$1,495,000**

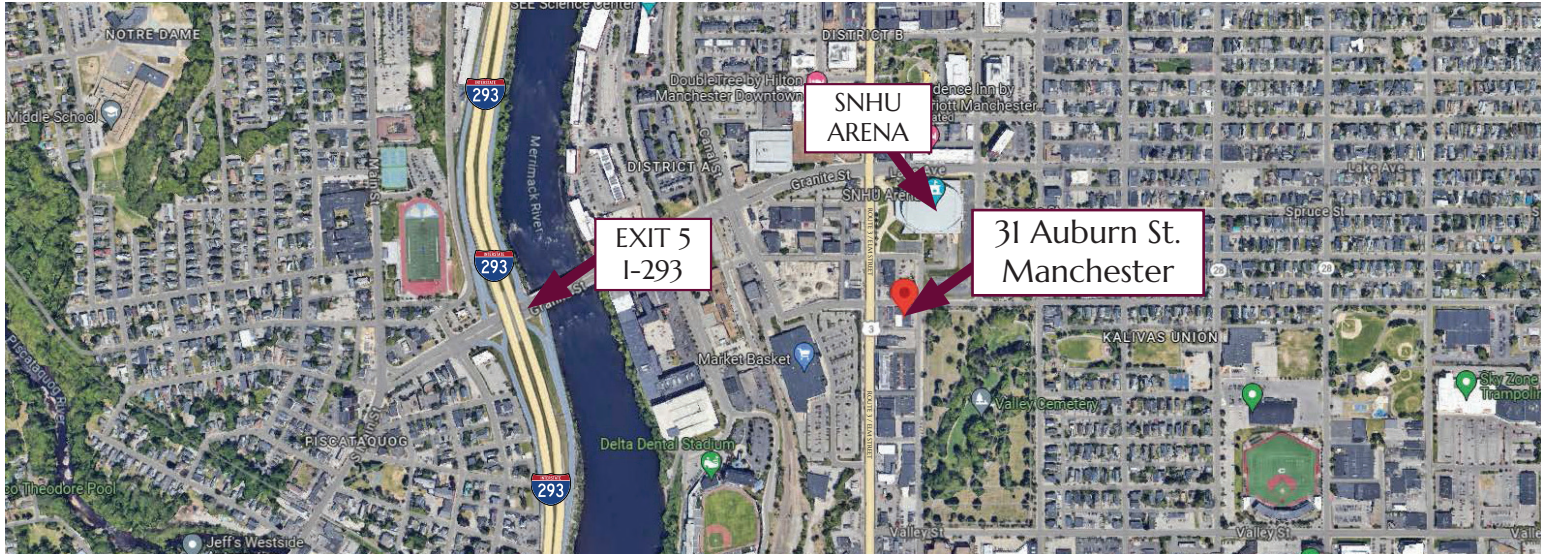


HIGHLIGHTS

- + **SIZE** | .38 acre parcel of land with an existing 10,318+/- SF multi-tenant industrial building
- + **CONVENIENT LOCATION** | Quick, easy access to major travel routes I-293 and Route 3. Close proximity to downtown, grocery stores, restaurants, bars and entertainment venues.
- + **FLEXIBLE ZONING** | The DT-2 (Downtown Core District) zone with Arena Overlay allows for a wide variety of uses, including mixed use and multifamily, R & D, many retail uses, sit down restaurants, some medical services uses, hotels and motels, parking structure, etc. (to be verified by buyer)
- + **COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE** | In Manchester, properties in the CBD district qualify for the relief incentive provided by NH RSA 79-E. This tax relief incentive allows governing bodies to grant temporary property tax relief for a defined period. For more details, view [NH RSA 79-E](#).

LOCATION, LOCATION, LOCATION

QUICK, EASY ACCESS TO MAJOR ROUTES OF TRAVEL | This .38 acre parcel of land has easy to access to major routes of travel (Rte. 3 and I-293). It is in close proximity to the SNHU Arena and is walking distance to all that downtown Manchester has to offer.





CONTACT US

BRIAN GENTILE

Commercial Advisor

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THE OFFERING

Berkshire Hathaway HomeServices Verani Realty has been exclusively retained to sell 31 Auburn St. in Manchester, NH. This .38-acre parcel of land presents a unique chance to contribute to the vibrant transformation of the area, leveraging potential significant tax incentives designed to encourage development and revitalization.

The property boasts an enviable location with unparalleled access to the city's most notable attractions and amenities. Just moments away, the SNHU Arena welcomes tens of thousands of people a year, hosting a diverse array of events from concerts to sports, ensuring foot traffic and visibility for any future development.

Connectivity is a key feature of this exceptional parcel, with easy access to major highways facilitating seamless travel and commerce. Whether for residential, commercial, or mixed-use development, this strategic positioning ensures convenience and accessibility for residents, visitors, and businesses alike.

Seize the chance to make a lasting impact in Manchester, with this prime redevelopment opportunity. Your vision can drive the next chapter of growth in a community ripe for transformation all within the Central Business District and Arena Overlay District.

OFFERING SUMMARY

Offering price: \$1,495,000
Land: .38 acres
Zoning: Central Business District (CBD) and Arena Overlay District (AOD)
Tax Incentives: Community Revitalization Tax Relief Incentive Zone
Utilities: Municipal Water
Municipal Sewer
Frontage: 120' - Auburn Street
137' - Willow Street

SITE PLAN



PROPERTY RECORD CARD

31 AUBURN ST

Location 31 AUBURN ST

Mblu 0144 / 0007 /

Owner SED MANAGEMENT LLC

Assessment \$822,800

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$822,800

Owner of Record

Owner SED MANAGEMENT LLC

Sale Price \$725,000

Co-Owner

Certificate

Book & Page 8670/0630

Sale Date 06/25/2014

Instrument 05

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SED MANAGEMENT LLC	\$725,000		8670/0630	05	06/25/2014
MYSLIVY, RONALD A	\$4,000		5294/0862	04	09/24/1991
MYSLIVY, WALTER C	\$4,000		5154/1100	04	08/29/1990
MYSLIVY MARY C	\$0		0/0		12/06/1989

Building Information

Building 1 : Section 1

Year Built: 1960

Living Area: 10,318

Replacement Cost

Less Depreciation: \$692,900

Building Attributes	
Field	Description
Style:	Service Statio
Model	Commercial

PROPERTY RECORD CARD

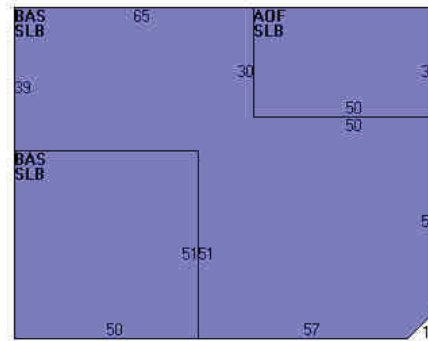
Grade	Average +05
Stories:	1
Occupancy	2.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Stucco/Masonry
Roof Structure	Steel Frm/Truss
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr Abv Grad
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	AUTO REPR
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3320
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/000057245.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos/Sketches/4475_44)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	8,818	8,818
AOF	Ind Office Ground Floor	1,500	1,500
SLB	Slab	10,318	0
		20,636	10,318

Extra Features

Extra Features		
Code	Description	Size
A/C	AIR CONDITION	2500.00 S.F.

Land

PROPERTY RECORD CARD

Land Use

Use Code 3320
Description AUTO REPR

Land Line Valuation

Size (Sqr Feet) 16522

Outbuildings

Outbuildings		
Code	Description	Size
PAV1	PAVING-ASPHALT	3500.00 S.F.
PK1	PARKING SPACE	11.00 UNITS

Valuation History

Assessment	
Valuation Year	Total
2023	\$822,800

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DEED

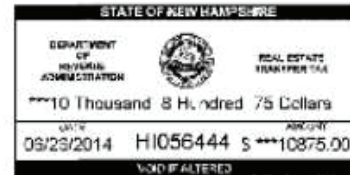
Doc # 402322B Jun 26, 2014 11:20 AM
 Book 8670 Page 0630 Page 1 of 2
 Register of Deeds, Hillsborough County

Camela O'Connell

C
L-1
HIA

Please return to:

Susan Dardas
176 Stanton St.
Manchester, NH
03103



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Ronald A. Myslivy**, a married individual, of 773 Back Mountain Road, Goffstown, NH 03045 for consideration paid, grant to

SED Management, LLC, a New Hampshire limited liability company, with a mailing address of 176 Stanton Street, Manchester, New Hampshire 03103

WITH WARRANTY COVENANTS, the following:

A certain lot or parcel of land with the buildings thereon situated in Manchester, Hillsborough County, New Hampshire, bounded and described as follows:

Beginning at a point in the southerly line of Auburn Street at a bolt in a stone one hundred feet easterly from the east line of Elm Street; thence easterly by said Auburn Street one hundred twenty (120) feet to Willow Street; thence southerly by said Willow Street one thirty-seven and 69/100's (137.69) feet; thence westerly by other land one hundred twenty (120) feet; thence northerly by other land and land now or formerly of Charles A. Hamlin one hundred thirty-seven and 69/100's (137.69) feet to the place of beginning.

Together with a right of way, being twelve (12) feet on the easterly line of Elm Street by one hundred (100) feet deep over the southerly portion of land nor or formerly of said Hamlin.

Said premises being subject to a water pipe easement and right of way over, under and through the extreme northwest corner of said premises as set forth in a deed of Walter C. Myslivy to Charles A. Hamlin dated July 29, 1955.

Meaning and intending to describe and convey all the same premises conveyed to the within Grantor by deed of Jane A Farmer dated September 24, 1991 and recorded with the Hillsborough County Registry of Deeds at Book 5294, Page 862. See also Deed of Shirley Watkins, dated 2 October 1991, and recorded at Book 5294, Page 0863.

This is not the homestead property of the within Grantor or his spouse.

DEED

Dated this 25th day of June, 2014.

Heidi J. Barrett-Kitchen

Witness

Ronald A. Myslivy

Ronald A. Myslivy

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 25th day of June, 2014, before me the undersigned officer, personally appeared the above-named, Ronald A. Myslivy., known to me (or satisfactorily proven) to be the person whose name is affixed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Heidi J. Barrett-Kitchen

Notary Public/Justice of the Peace
My Commission Expires:

