



For Sale

8-Unit Multifamily Investment

Cassandra Farley

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

Dan Scanlon, JD, CCIM

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

Colliers

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

395 Lake Avenue Manchester, NH

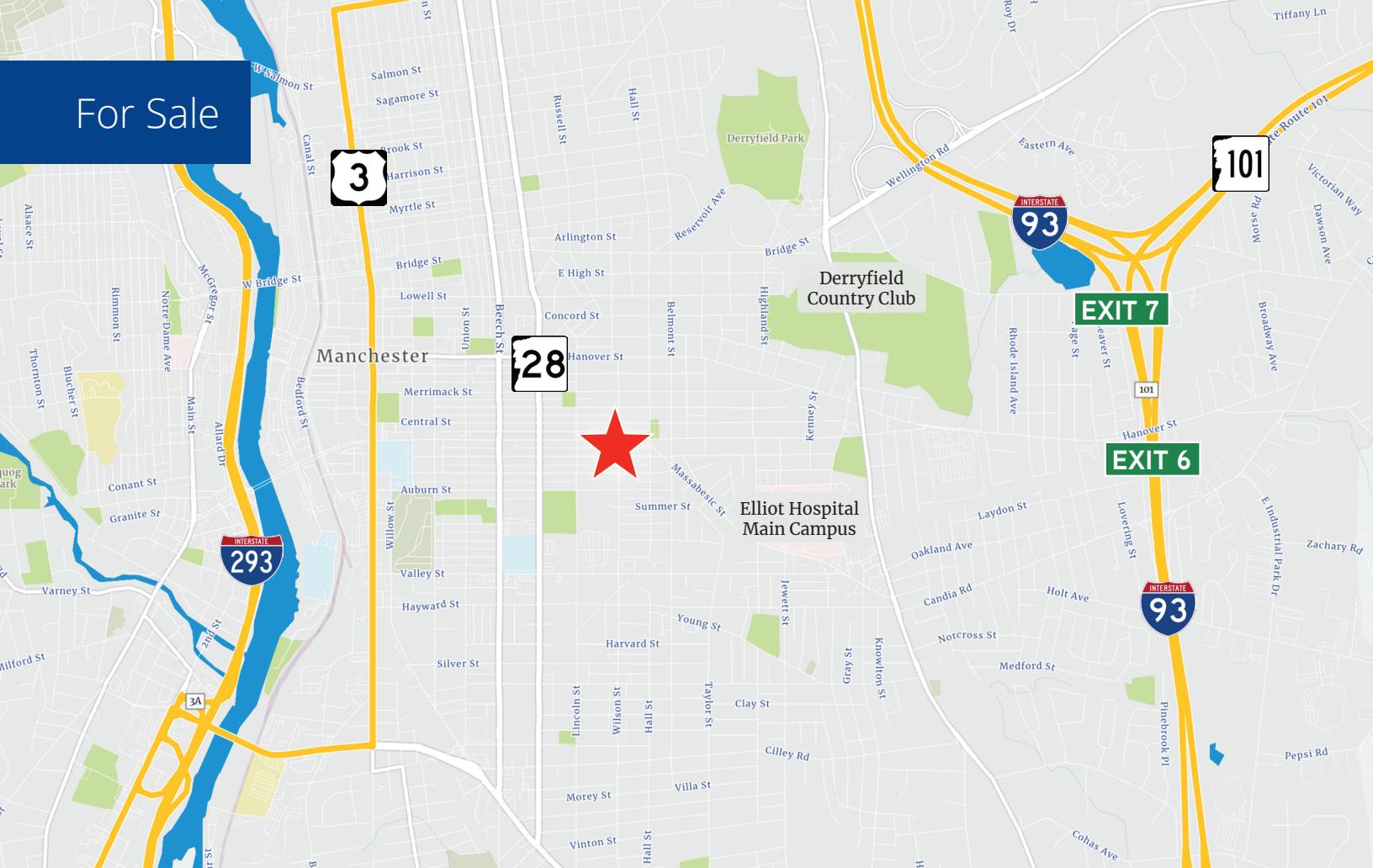
Property Highlights

- Incredible investment opportunity: 7,108± SF multifamily building available for sale in the heart of Manchester, NH
- 8 total units all featuring 2-bedrooms with the added benefit of coin-operated laundry, providing an immediate income stream
- Presented to the market for the first time after generations of family ownership
- Situated on the corner of Lake Avenue and Wilson Street, this building is conveniently located just a 6 minute drive from both I-293 and I-93
- No seller financing offered
- Financials available upon request

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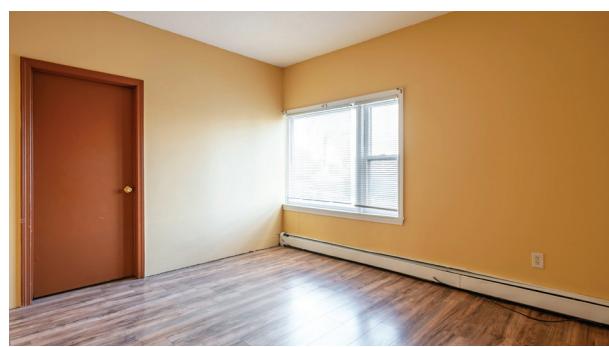
Accelerating success.

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Specifications

Address:	395 Lake Avenue
Location:	Manchester, NH 03103
Building Type:	Multifamily
Year Built:	1900
Total Building SF:	7,108±
Floors:	2
Acreage:	0.138±
Road Frontage:	60'± on Lake Avenue
Utilities:	Municipal water & sewer Oil; hot water
Zoning:	Residential Two-Family District
Parking:	On-street
2024 Taxes:	\$16,058.50
Accessibility:	Conveniently located just 6 minutes from I-293 & I-93
List Price:	\$1,300,000



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