



FOR SALE

DOWNTOWN ROCHESTER INCOME-PRODUCING REDEVELOPMENT ASSEMBLAGE

7 WALLACE STREET & 9, 10, 12 HOYT COURT, ROCHESTER, NH 03867

PROPERTY INFORMATION

Rare downtown Rochester investment opportunity featuring a 2.11± acre assemblage with five income-producing buildings totaling approximately 10,763± SF of mixed residential, office, warehouse, and industrial/flex space. Strategically located within Rochester's Downtown/Commercial district, the portfolio offers a strong in-place income stream combined with long-term redevelopment and value-add potential.

The property benefits from existing occupancy, flexible building configurations, off-street parking, municipal water and sewer, and a large-scale footprint rarely available in the downtown market. Investors have the opportunity to capitalize on immediate cash flow while exploring future redevelopment, adaptive reuse, multifamily conversion, mixed-use repositioning, or long-term hold strategies.

A compelling opportunity for investors, developers, and owner-users seeking stable income, flexibility, and future upside in one of Rochester's evolving redevelopment corridors.



PRICE: Inquire with Agents

FOR SALE

10 Hoyt Court & 7 Wallace Street Portfolio

Rochester, New Hampshire

TOTAL LAND AREA

2.11± Acres

ZONING

DT – Downtown

PROPERTY TYPE

Mixed-Use Portfolio

PORTFOLIO HIGHLIGHTS

- Rare downtown Rochester multi-property investment and redevelopment portfolio
- Mixed-use commercial, warehouse/flex, and residential assets
- Downtown (DT) zoning with municipal water and sewer
- Near downtown Rochester amenities and redevelopment activity
- Existing income with future redevelopment upside
- Large off-street parking areas and flexible building layouts
- Suitable for owner-user, investor, or redevelopment buyer
- Multiple buildings reduce vacancy risk across diversified asset mix

PORTFOLIO SPECIFICATIONS

Address	10 Hoyt Court & 7 Wallace Street, Rochester, NH
Property Type	Mixed-Use / Multifamily / Warehouse Portfolio
Zoning	DT – Downtown
Utilities	Municipal Water & Sewer
Total Land Area	Approx. 2.11± Acres
Buildings	Residential, Office, Warehouse/Flex + Barn
Parking	Off-Street Parking
Investment Type	Income-Producing / Redevelopment Opportunity

INDIVIDUAL PROPERTIES

7 Wallace Street		Assessed at \$512,000	10 Hoyt Court		Assessed at \$697,400
Lot Size	0.71± Acres		Lot Size	1.40± Acres	
Main Building	1,040± SF Office/Retail		Utilities	City Water & Sewer	
Warehouse/Flex	1,731± SF		Parking	Off-Street	
Year Built	Approx. 1960 / 1900				
Utilities	City Water & Sewer				
Parking	Paved Off-Street				

- Strong visibility and easy access
- Flexible commercial use potential
- Variety of future uses under DT zoning

RESIDENTIAL BUILDINGS

Address	Style	Built	Gross SF
10 Hoyt Court	Duplex	1881	2,062 SF
12 Hoyt Court	New England	1881	2,108 SF
9 Hoyt Court	New England	1776	2,692 SF
Total			6,862 SF

OUTBUILDINGS

- Metal/vinyl shed — 20x66 SF (built 1901)
- Frame shed — 22x18 SF (built 1881)
- Flat barn — 22x30 SF (built 1881)
- Existing residential income stream
- Repositioning or redevelopment opportunity
- Large land area with parking flexibility

LOCATION HIGHLIGHTS

- Convenient access to Route 16, Route 125, and downtown Rochester
- Close proximity to restaurants, retail, and services
- Growing downtown market with continued investment activity
- Strong visibility and accessibility

Name, location & financials available to qualified buyers upon execution of NDA.

NAI Norwood Group



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