

# For Sale

**Gethsemane Evangelical Lutheran Church  
65 Sagamore Street  
Manchester, NH 03103**



<b>Building Size:</b>	<b>8,983 SF (Church and Addition)</b>
<b>Lot Size:</b>	<b>.25 Acres</b>
<b>Type / Use:</b>	<b>Church/Redevelopment</b>
<b>Zoning:</b>	<b>R-3</b>
<b>Parking:</b>	<b>22 Onsite spaces with Street parking</b>
<b>Sale price:</b>	<b>\$1,200,000.00</b>

**Comments:** A beautiful historical church nestled in a quaint north-end community. Built at the turn of the 20<sup>th</sup> century with a modern addition built in 2010. Complete with kitchens, office, meeting rooms and children's classrooms with church seating from 150-200 parishioners, including choir loft.



**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)

*The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.*

# For Sale

## Gethsemane Evangelical Lutheran Church 65 Sagamore Street Manchester, NH 03103



### Building Data:

Total Building Size:	8,983 SF
Type / Use:	Church
Construction Type:	Wood Frame/Vinyl Siding
Construction Year:	1892 (updated 2010 Addition)
Ceiling Height:	8' up to 30' (approximately)
Windows:	Stained Glass/Thermal Pane
Walls:	Sheetrock/Plaster
Flooring:	VCT/Carpet/Wood
Roof:	Slate/Asphalt Shingle
Elevator:	Handicapped Lift from 1 <sup>st</sup> floor to Church sanctuary

### Site Data:

Signage:	On Building
Lot Size:	.25 Acres
Frontage:	On Sagamore Street
Parking:	22 Onsite with Street Parking
Zoning:	R-3
Map & Lot:	0013/024/A

### Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	400 amp, 3 phase, 120/208V
Lights:	Fluorescent/Incandescent
Heating:	Natural Gas
AC:	Yes in addition only
Alarms:	No
Sprinklers:	Yes

### Sale Information:

Sale price:	\$1,200,000.00
Taxes:	Exempt



## 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)

*The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.*