

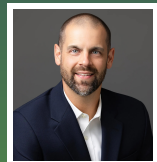


SPERRY
COMMERCIAL REALTY ASSOCIATES

FOR SALE

70 QUEEN CITY AVENUE
MANCHESTER, NH 03103

6,000 SF PROFESSIONAL
OFFICE / MEDICAL BUILDING



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Property Summary



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PROPERTY DESCRIPTION

Well-maintained and professionally built-out, this 6,000± SF split-level professional office/medical building offers an exceptional opportunity for an owner-user seeking a highly functional and flexible layout. The property features approximately 3,000 SF on the main level and an additional 3,000 SF of finished lower-level space, both accessible from a central entry foyer.

Unlike traditional basement space, the lower level is fully finished and utilized as active workspace, making it well-suited for a variety of medical, wellness, or professional office users. The layout supports efficient operations with a mix of treatment rooms, private offices, open areas, and support space.

The building has been well cared for and is in excellent condition, offering a true plug-and-play opportunity with minimal upfront capital required. Ample on-site parking and convenient access further enhance the property's appeal.

This is a rare opportunity to acquire a quality owner-user asset in a desirable location, with the flexibility to occupy the entire building or potentially accommodate multiple uses.

PROPERTY HIGHLIGHTS

- ±6,000 SF - Flexible Layout for Professional Office and Medical Uses
- Zoning - MX-2: allows for a variety of uses to include Professional Office, brewery, Medical, Pharmacy, retail, day care, education
- 29 On-Site Parking Spaces (4.8 / 1,000 SF)
- Turnkey Condition - Minimal Upfront Capital Required
- Excellent Access to I-93 & I-293
- Attractive Building with Strong Curb Appeal and Pole Sign

OFFERING SUMMARY

Price:	\$1,025,000
Lot Size:	0.53 Acres
Building Size:	6,000 SF

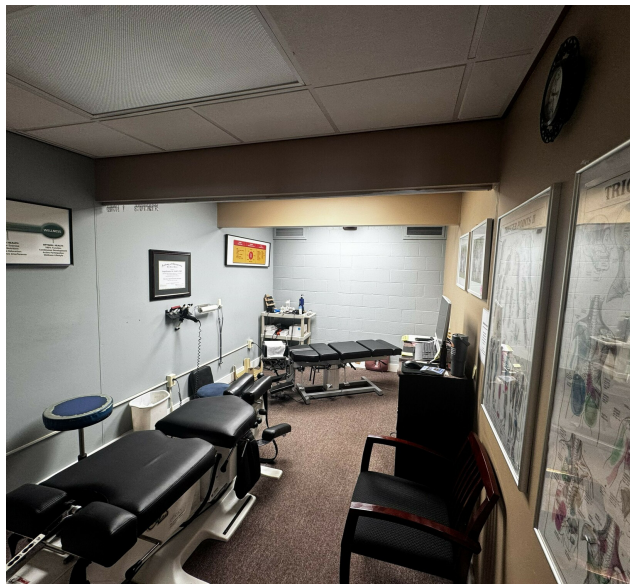
SPERRY - COMMERCIAL REALTY ASSOCIATES | 169 SOUTH RIVER RD | UNIT 1 | BEDFORD, NH 03110

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Building Details

The building features an open and flexible layout with 15 private office/treatment rooms, a large multipurpose room, open-concept work area, reception area, storage room, and two restrooms with showers.

Additional highlights include newer HVAC systems and an efficient floor plan designed to accommodate a variety of professional, medical, or wellness users.



Additional Photos

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Lower Level Floor Plan

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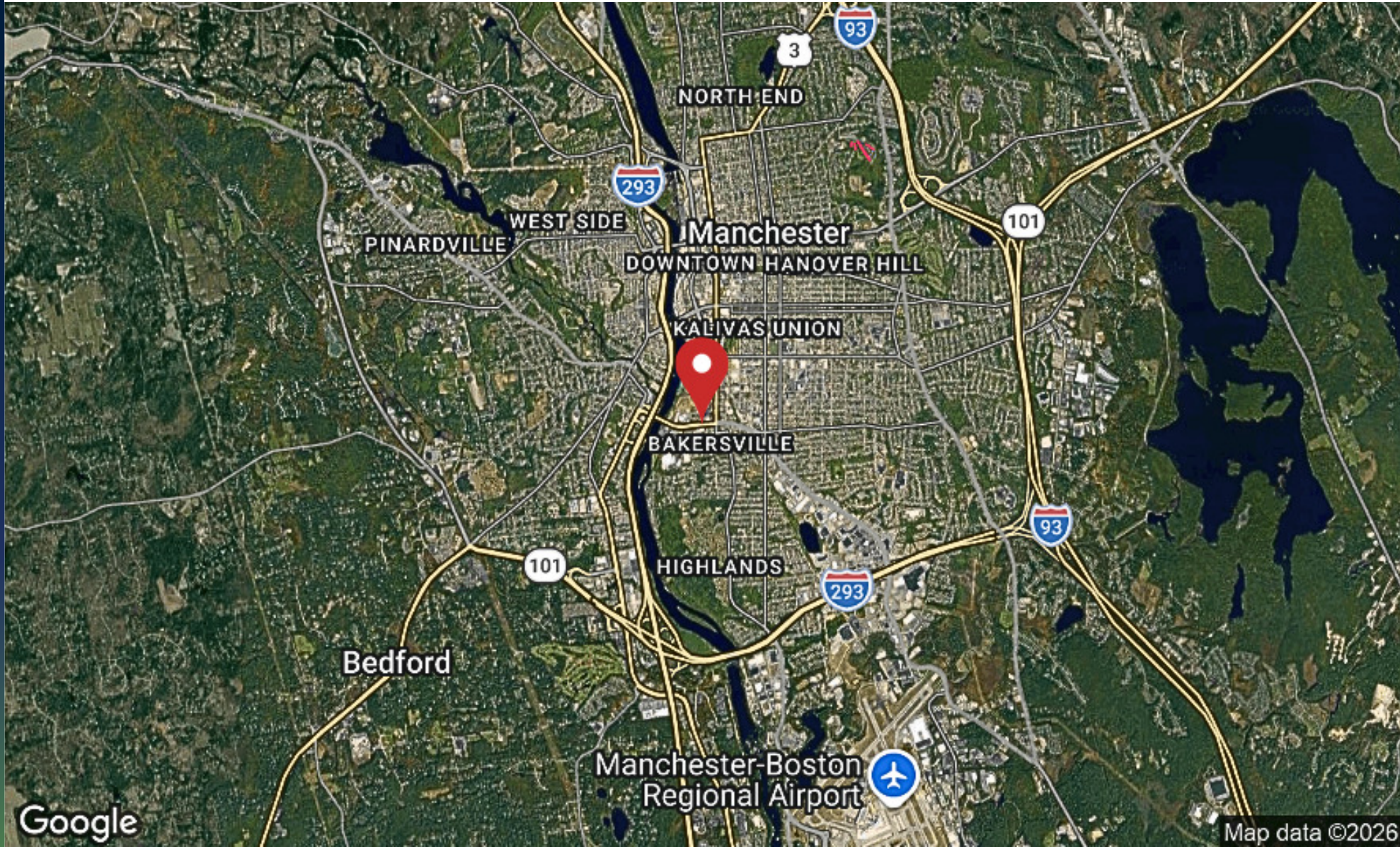
Upper Level Floor Plan

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Location Map

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Retailer Map

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Map data ©2026 Google

Demographics Map & Report



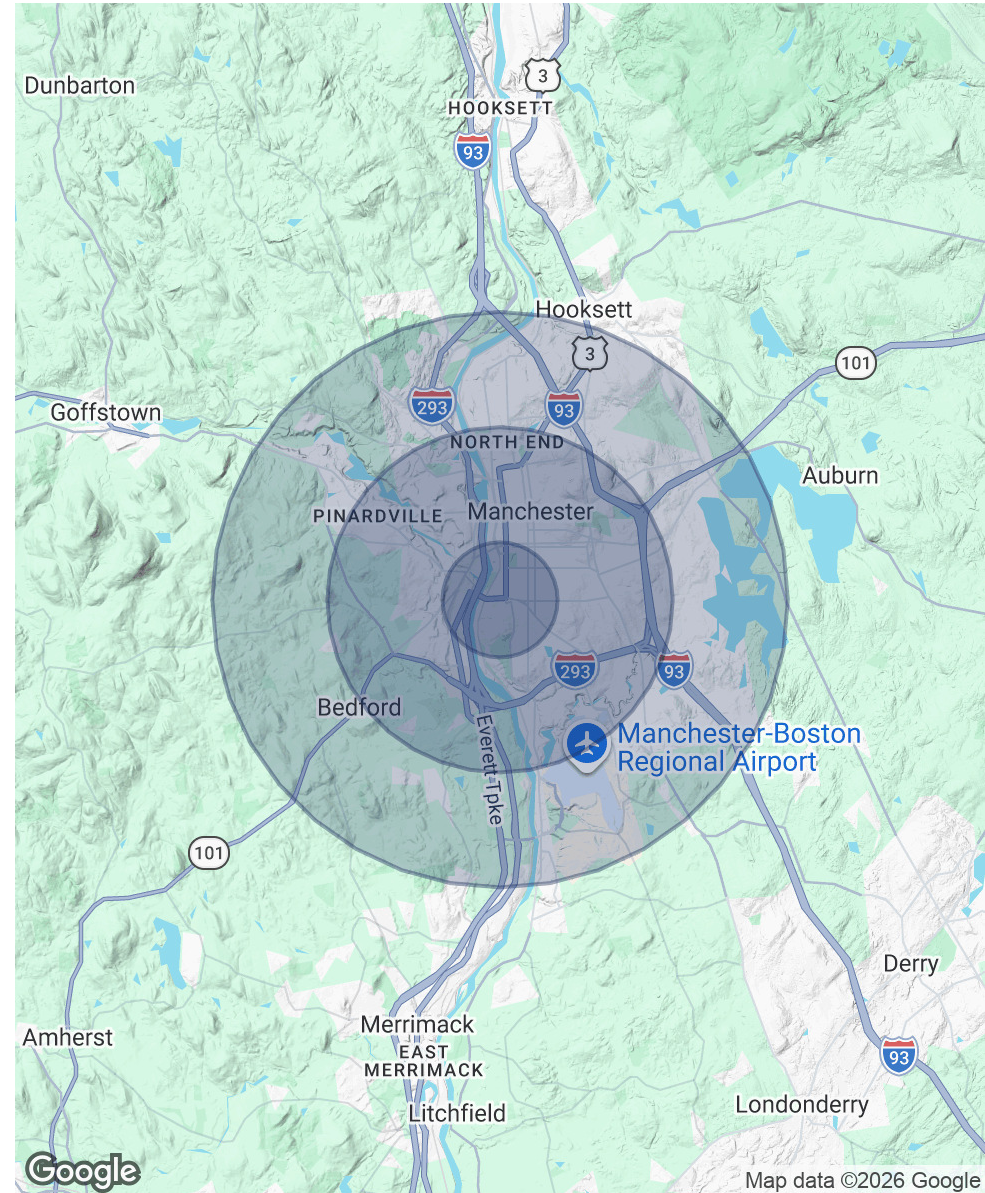
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,321	99,125	145,840
Daytime Population	19,455	118,704	160,463
Average Age	35.1	38.9	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,662	41,557	59,920
Average HH Income	\$81,312	\$95,575	\$109,707
Average House Value	\$280,648	\$339,526	\$371,709

2023 American Community Survey (ACS)

TRAFFIC COUNT 21,824/day
ON QUEEN CITY AVENUE



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Advisor Bios



JOSHUA SOLLOWAY

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.

Joshua is a dynamic networker with a deep commitment to community engagement. He was honored as a member of the Union Leader's "40 Under 40" class in 2022 and participated in the Leadership Greater Manchester program in 2020. From 2015 to 2022, he served on the board of directors for the Make-A-Wish Foundation of New Hampshire, including two years as board chair. He continues to volunteer and fundraise for organizations such as Adult & Teen Challenge of NH, Berea Ministries, and Families in Transition.



JESSE HEPLER

Jess Hepler brings a wealth of retail and restaurant real estate experience to SPERRY - Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations. During his tenure, he spearheaded more than 350 new restaurant developments, oversaw 500 remodels, and evaluated over 1,800 retail trade areas across the U.S.

Following his corporate career, Jess served as Vice President of Leasing for a Boston-area commercial real estate firm before transitioning to brokerage.

He holds the prestigious CCIM designation, an MBA in Finance, and is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.

At SPERRY - Commercial Realty Associates, Jess focuses on helping retail property owners sell, acquire, and lease their assets, while guiding retail and restaurant brands in securing the right locations to grow their businesses.