

For Sale
711 Valley Street, Manchester NH



FOR SALE – TURNKEY ELECTRICAL CONTRACTOR FACILITY
711 Valley Street • Manchester, NH

A rare opportunity to purchase a **fully equipped and Stocked commercial building** specifically set up for an electrical contractor or similar trade. Sale includes the **real estate, racking, tools, and electrical inventory**, providing a true plug-and-play operation.

Property Highlights

Building Size: 5,662 +/-SF

Land size: **0.34± acres**

3 overhead doors / 3 drive-in bays – ideal for vans, trucks, and equipment

On-site parking for **13 cars (up to 6 vehicles can be parked inside)**

Combination of **office, shop/warehouse, and storage** space

Existing **racking and shelving systems** included

Tools, Equipment & Inventory Included

Extensive selection of **hand tools** and **electric power tools** for professional electrical work

Shop and jobsite equipment suitable for an established electrical operation

All existing **racking, tools, and supplies** on site are included in the sale—significantly reducing setup time and startup costs.

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Demand Electric 711 Valley Street, Manchester NH



Summary

- Electrical Business Opportunity
- Stand Alone Building
- Corner of Valley and Belmont Streets
- Building Size – 5,662 +/-SF
- 13 On-Site Parking Spaces
- Commuter Corridor
- Street Sign & Building Sign
- City Water
- City Sewer
- Natural Gas
- Prominent Corner
- 3 Overhead Doors
- 3 Drive-in Bays
- Racking System
- Supplies & Inventory

Sale Price including FF&E: \$850,000

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