

Multi-Family For Sale

MOODY'S

The Valentine Group

Three Nashua Road Londonderry, NH 03038 | 603-434-9700

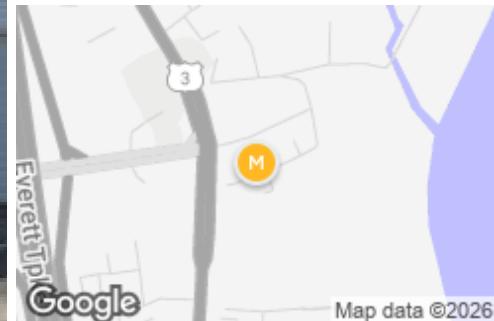
Care Facility

8 Jennifer Drive, Merrimack, NH, 03054

Multi-Family: Low-Rise For Sale

Prepared on January 20, 2026

1 of 1 Listings



Listing Details | Multi-Family For Sale

Secondary Uses	Specialty	Vacant	No
Total Available Space	\$11,000 SF	Available Date	Now
Asking Price	\$1,725,000	Days On Market	67 days
Listing Price Per Unit	\$61,607	Date Listed	11/14/2025
Listing Price Per SF	\$156.82	Last Modified	1/20/2026
Cap Rate (Actual)	-	Listing ID	43902743
Signage	Free-Standing	Parking Spaces	-
Show Instructions	Call broker		

Description

Rose Haven is a NH 804 licensed assisted living facility. Currently licensed for 28 beds. The property operates on 2 levels. It offers ground level walk-out on each floor. The property was entirely renovated 3+ years ago. All the bathrooms were renovated to include new ADA handicap roll in showers, ADA height toilets, and bathroom sinks. Each floor has a dining and living room areas for common space. The main kitchen is centrally located so food can easily be brought to the dining areas on each level. There are at least 2 oversized staircases to each level making accessibility to each area easy. There are multiple bathrooms on each level, and they meet the requirement of resident beds to bathroom ratios.

Many of the mechanical systems have been updated in the past few years.

Rose Haven, the assisted living tenant, is still operating and currently has 24 +/- residents, but it is the real estate ONLY for sale. Most residents are private pay, 1 or 2 are Medicaid. There is a full staff of LNA's and PCA's to cover 3 daily shifts, 7 days a week. Owner of the real estate owns and operates Rose Haven.

Of note, the owner has spent time and soft costs to construct a large addition, for up to 50 more beds.

MOODY'S

© Copyright Catalyst. All Rights Reserved. The information presented herein is provided as is, without warranty of any kind. Neither the administrators of this site nor Catalyst assume any liability for errors or omissions.

Property Features

Location Details

Address	8 Jennifer Drive, Merrimack, NH, 03054
Zoning	I-1
County	Hillsborough

Parcels	003D-0000-0000
Name	8 Jennifer Dr.
Nearest MSA	Manchester-Nashua

Building Details

Sub Type	Low Rise
Building Status	Existing
Building Size	11,000 SF
Land Size	1.14 Acres / 49,658 SF
Number of Buildings	1
Number of Floors	2
Year Built	1900
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant

Number of Units	28
Parking Spaces	-
Parking Ratio	-
Rentable Space	11,000 SF
Housing Type	Senior
Water	Yes, City
Sanitary Sewer	Yes, City
Rail Service	No

Property Listings

1 Listing | 11,000 SF | \$1,725,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Assisted Living	-	11,000 SF	\$1,725,000	Now

Additional Photos



Contact



Ralph Valentine, CCIM
603-434-9700
ralph@thevalentinegroup.net

The Valentine Group