

For Sale

**Investment/Office/Service Retail
367 S. Willow Street
Manchester, NH 03103**



Building Size:	2,048 SF
Lot Size:	.48 acres paved
Type / Use:	Retail/Office/ Service Retail
Zoning:	B-2
Parking:	40 onsite spaces
Sale price:	\$650,000.00
Comments:	Super corner location. New Five-year lease from Avis Budget Car Rental LLC of Delaware. Tenant has a Five-year option to renew thru 2034.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
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

Investment/Office/Service Retail 367 S. Willow Street Manchester, NH 03103

Building Data:

Total Building Size:	2,048 SF
Type / Use:	Retail/Office/Service Retail
Construction Type:	Concrete, Cinderblock
Construction Year:	1940
Ceiling Height:	8'-12'
Windows:	Combination Thermal Pane
Walls:	Drywall
Flooring:	Carpet/Concrete
Roof:	Gable/Hip Asphalt
Composition:	Office space with garage
Overhead doors:	8' Overhead door

Site Data:

Signage:	Pylon Sign
Lot Size:	.48 Acre
Frontage:	S. Willow St. & Lingard St.
Parking:	40 onsite
Zoning:	B-2
Map & Lot:	0300/0024
Book & Page:	6616/2743

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	200-amp 3 phase 240 volt
Lights:	Fluorescent/Incandescent
Heating:	Natural Gas
AC:	Central
Alarms:	No
Sprinklers:	No
Communications:	Comcast

Sale Information:

Sale price:	\$650,000.00
Taxes:	\$ 10,955.00
NOI:	\$ 49,632.00/year
Cap Rate:	7.6%
Lease term:	12/15/24 thru 12/14/29



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