



PROLMAN
REALTY, INC.

For Sale

Call for Offers

Multi-Tenant Retail/Commercial Building
8,630+/- Square Feet

222-226 Main Street & 1 Eldridge Street
Nashua, NH 03060

Exclusively Offered By:

Prolman Realty, Inc.

Please Contact:

Lisa Ferrari
Mark Prolman

Table of Contents

- Property Photographs
- General Information & Rent Roll
- Aerial Photograph
- City of Nashua GIS Tax Map
- Deed

222-226 Main Street & 1 Eldridge Street
Nashua, NH



General Information

Property Location:	222-226 Main Street & 1 Eldridge Street Nashua, New Hampshire
Seller:	224 Main Nashua, LLC 78 Colman Road Jaffrey, NH 03452
Deed Reference:	Book 8700 Page 2058 Recorded at the Hillsborough County Registry of Deeds on October 20, 2014
Map/Lot:	0032-00005
Zoning:	DIMU
Year Built:	1944. Major energy efficient windows and lighting upgrades were done at 222 Main St. in 2015 by Nash Construction.
Total Building Area:	8,630 +/- Square Feet
1 Eldridge St. (Bagel Alley)	2,000+/- Square Feet
222 Main St. (Vacant)	4,230+/- Square Feet (plus full basement)
224 Main St. (State Farm)	1,200+/- Square Feet
226 Main St. (Mimosa Nails)	1,200+/- Square Feet
Land Area:	10,379 SF
Parking:	Verbal agreement between Bagel Alley & Citizens Bank Eldridge Street Designated Parking (4 spaces) Municipal Garage & Street parking
Loading (Unit 222 Main Street):	Ramped Double Doors at Back Entrance/Delivery Area

HVAC:

AC
Heat

Electric
Natural Gas (Forced Hot Air)

Power:

1 Eldridge St. (Bagel Alley)	200 amp
222 Main St. (Vacant)	200 amp
224 Main St. (State Farm)	100 amp
226 Main St. (Mimosa Nails)	100 amp

Water/Sewer: Municipal

Roof: EPDM Rubber Roof.
Building 222-226 roof replaced July 2022.

Fire Alarm System: Hard Wired

Sprinkler System: Fully Sprinklered (Wet)

Sub-slab Depressurization System (SSDS): Groundwater and interior air at 222 Main Street are being monitored by SLR International. Further information relating to the SSDS system and test results completed by SLR shall be provided upon request.

Rent Roll: Attached

Operating Expenses (2025):

Real Estate Taxes	\$12,673
Insurance	\$3,098
Water/Sewer (estimated)	\$4,359

Price: Call for Offers

The foregoing Information has been provided to Prolman Realty, Inc. by the Seller. While we don't doubt its accuracy, we recommend verification during due diligence.



Rent Roll
222-226 Main Street & 1 Eldridge Street
Nashua, New Hampshire
January 01, 2026

<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.¹</u>	<u>Lease Term</u>	<u>Rent/Month</u>	<u>Rent/Year</u>	<u>Comments</u>
222 Main St.	Vacant	4,230+/-				
224 Main St.	State Farm	1,200+/-	TAW	\$2,532.00 MG	\$30,384.00	3% annual increases
226 Main St.	Mimosa Nails	1,200+/-	TAW	\$2,175.00 MG	\$26,100.00	3% annual increases
1 Eldridge St.	Bagel Alley	2,000+/-	01/01/2021 – 12/31/2031	\$2,654.31 MG	\$31,852.00	3% annual increases 1 Ten (10) Year option to renew

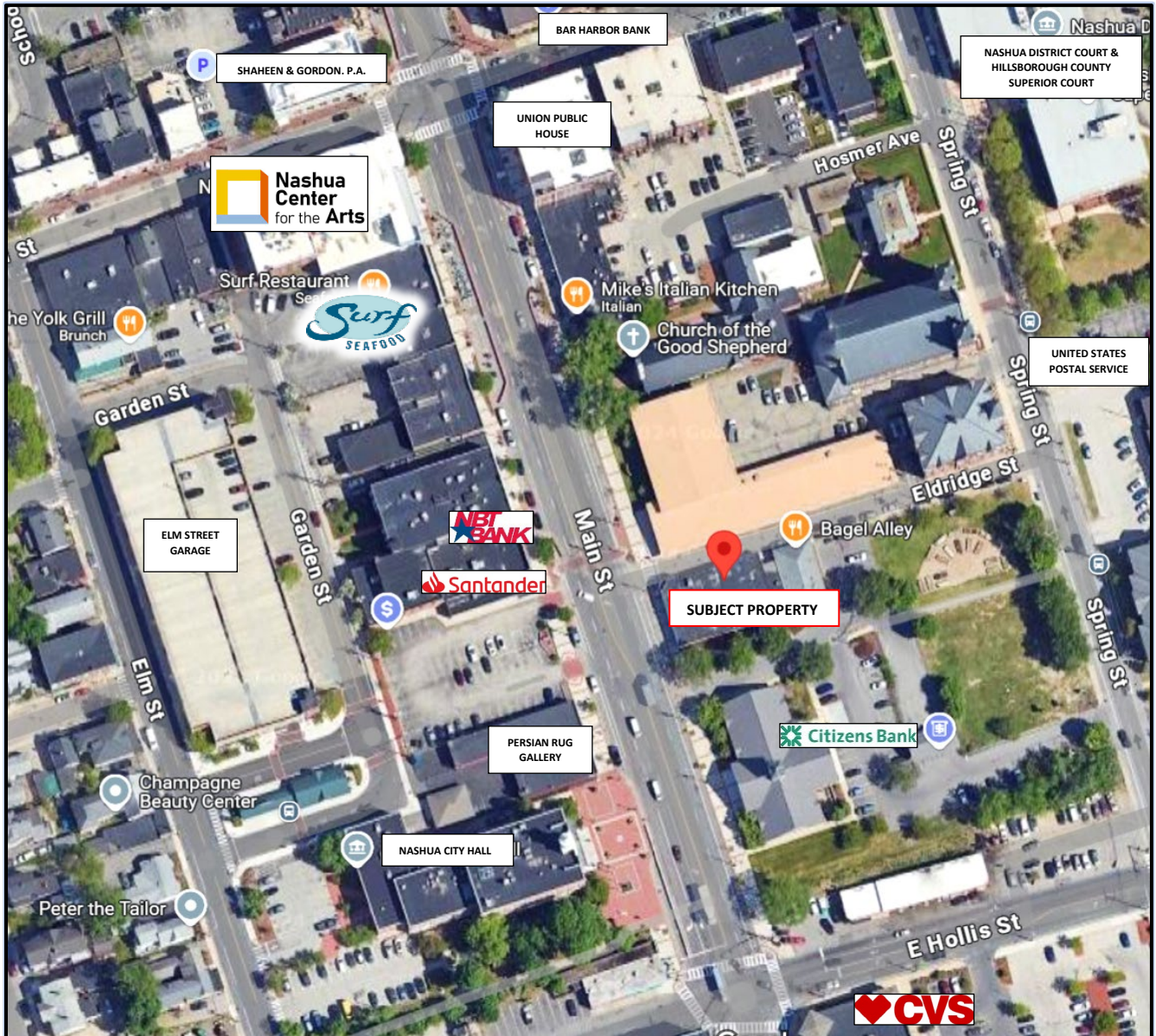
Notes

1. The square footage reflected in the Rent Roll is based upon rentable square feet. The overall building area is 8,630+/- rentable square feet.
2. The foregoing Rent Roll has been provided to Prolman Realty, Inc. by the Seller. We recommend verification during due diligence.
3. Water and sewer are included in the rent. Tenants pay for electric, gas, cable/internet and an annual charge for property tax increases.

The foregoing Information has been provided to Prolman Realty, Inc. by the Seller. While we don't doubt its accuracy, we recommend verification during due diligence.



222-226 Main Street & 1 Eldridge Street
Nashua, NH



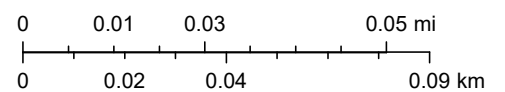
222-226 Main St. & 1 Eldridge St. Nashua



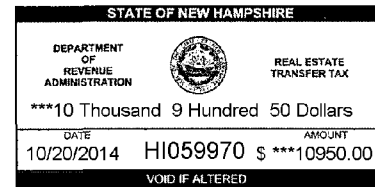
10/17/2025

1:2,276

- | | | | |
|--|--------------------|--|--|
| | Address Points | | CONSERVATION LAND |
| | Road Names | | DEDICATED OPEN SPACE; PARK RECREATION LAND |
| | Parcels | | HIGHWAY TAKING |
| | Common Lines | | MUNICIPAL BUILDINGS |
| | City-Owned Parcels | | NON MUNICIPAL BUILDING |
| | AIRPORT | | PARKING LOT |
| | CEMETERY | | VACANT LAND |



Pamela O. Coughlin



Grantor: Coronis, Gregory S., Trustee
Gregory Coronis Revocable Trust
Grantee: 224 Main Nashua LLC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Gregory S. Coronis, Trustee of the Gregory Coronis Revocable Trust** dated January 31, 1991, with a mailing address of P.O. Box 4551, Tubac, Arizona 85646, for consideration paid, grants to **224 Main Nashua LLC**, a New Hampshire limited liability company, having an address of 78 Colman Road, Jaffrey, New Hampshire 03452, with **WARRANTY COVENANTS**, the following described premises:

A certain tract of land, with the buildings thereon, situated in Nashua, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning on the east side of Main Street, at a stone bound set in the ground at the northwest corner of the premises, and at the corner of Eldredge [sic] Street; thence running

1. North 24° 15' East a distance of one hundred fifty-one and 37/100ths (151.37) feet along said Eldredge Street to a stone bound; thence turning and running
2. South 65° 51' East a distance of sixty-six and 10/100ths (66.10) feet to a stone bound; thence turning and running
3. In a southwesterly direction, a distance of one hundred forty-nine and 07/100ths (149.07) feet to a stone bound at the southwest corner of the premises; thence turning and running
4. North 67° 45' West a distance of sixty-five and 42/100ths (65.42) feet along said Main Street to the point of beginning.

The above tract of land is shown on a plan of land entitled "Plan of Land of Harry L. and Samuel L. Coronis, Nashua, NH" Scale 1" = 20' by Ned Spaulding, C.E., and recorded at the Hillsborough County Registry of Deeds, Plan #725.

For title reference see deed dated January 4, 2005, recorded January 5, 2005 at the Registry, Volume 7389, Page 13.

EXECUTED this 10 day of October, 2014.

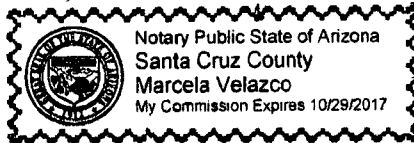
GREGORY CORONIS REVOCABLE TRUST

By: [Signature] Trustee
Gregory S. Coronis, Trustee

STATE OF Arizona
COUNTY OF Santa Cruz

On this the 10th day of October, 2014, before me, personally appeared Gregory S. Coronis, Trustee of the Gregory Coronis Revocable Trust, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument, and being duly authorized so to do, made oath that he executed the same as his free act and deed for the purposes therein contained on behalf of the Gregory Coronis Revocable Trust.

Before me,



Notary Public
My Commission Expires: 10/29/2017

CERTIFICATE OF TRUSTEE

The undersigned trustee as trustee under the Gregory Coronis Revocable Trust dated January 31, 1991, has full and absolute power in said trust agreement to convey any interest in tangible property held in said trust and to discharge any mortgages held by the Trust, and no third party shall be bound to inquire whether the trustee has said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance or discharge. I, as trustee, have authority to execute all documents in connection with this Trust and no amendment or revocation of said Trust has occurred except as previously amended.

IN WITNESS WHEREOF, I have hereunto set my hand on the 10 day of October, 2014.

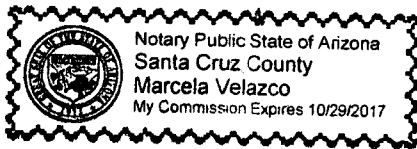
[Signature]
Witness

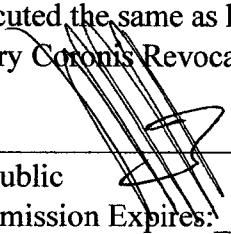
[Signature] Trustee
Gregory S. Coronis, Trustee

STATE OF Arizona
COUNTY OF Santa Cruz

On this the 10th day of October, 2014, before me, personally appeared Gregory S. Coronis, Trustee of the Gregory Coronis Revocable Trust, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument, and being duly authorized so to do, made oath that he executed the same as his free act and deed for the purposes therein contained on behalf of the Gregory Coronis Revocable Trust.

Before me,





Notary Public

My Commission Expires: 10/29/2017