

For Sale

**Church & Office Classroom Building
23 & 25 Library Street
Hudson, NH 03051**



**Church Building:
Classroom/Office:**

**6,075 SF (w/ full basement for 1,300
people total)
9,319 SF (on two floors with up to 20
separate rooms)**

Lot Size:

1.94 Acres

Type / Use:

Church & Classroom / Redevelopment

Zoning:

TR (Town Residential)

Parking:

Approximately 40 onsite shared

Sale price:

\$1,300,000.00

Comments:

**Great redevelopment opportunity for
residential or mixed use. Church has
750 people capacity and 550 people in
the lower level.**



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

Church & Office Classroom Building 23 & 25 Library Street Hudson, NH 03051

Building Data:

Church Building:	6,075 SF
Office/Classroom:	9,319 SF
Type / Use:	Church & Classroom
Construction Type:	Brick/Steel & Wood frame
Construction Year:	1949
Ceiling Height:	Varies from 7' to 23'
Windows:	Stained glass and insulated
Walls:	Sheetrock
Flooring:	Ceramic tile, VCT and carpet
Roof:	Slate
Composition:	Church 48 x 102 Lower level: 98 x 47 Office/classroom 20 rooms

Site Data:

Signage:	On Building
Lot Size:	1.97 Acres
Frontage:	213' on Library Street 44' on Chase Street
Parking:	Approximately 40 spaces
Zoning:	TR (Town Residential)
Map & Lot:	0182/0129
Book & Page:	1503/0424

Utilities:

Water:	Town water
Sewer:	Town sewer
Power:	208/120v 200-amp three phase
Lights:	Fluorescent & incandescent
Heating:	Gas FHW
AC:	No
Alarms:	No
Sprinklers:	No

Sale Information:

Sale price:	\$1,300,000.00
Taxes:	Currently Exempt



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