



For Sale

Fully Leased Downtown Building

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470 Pine Street Manchester, NH

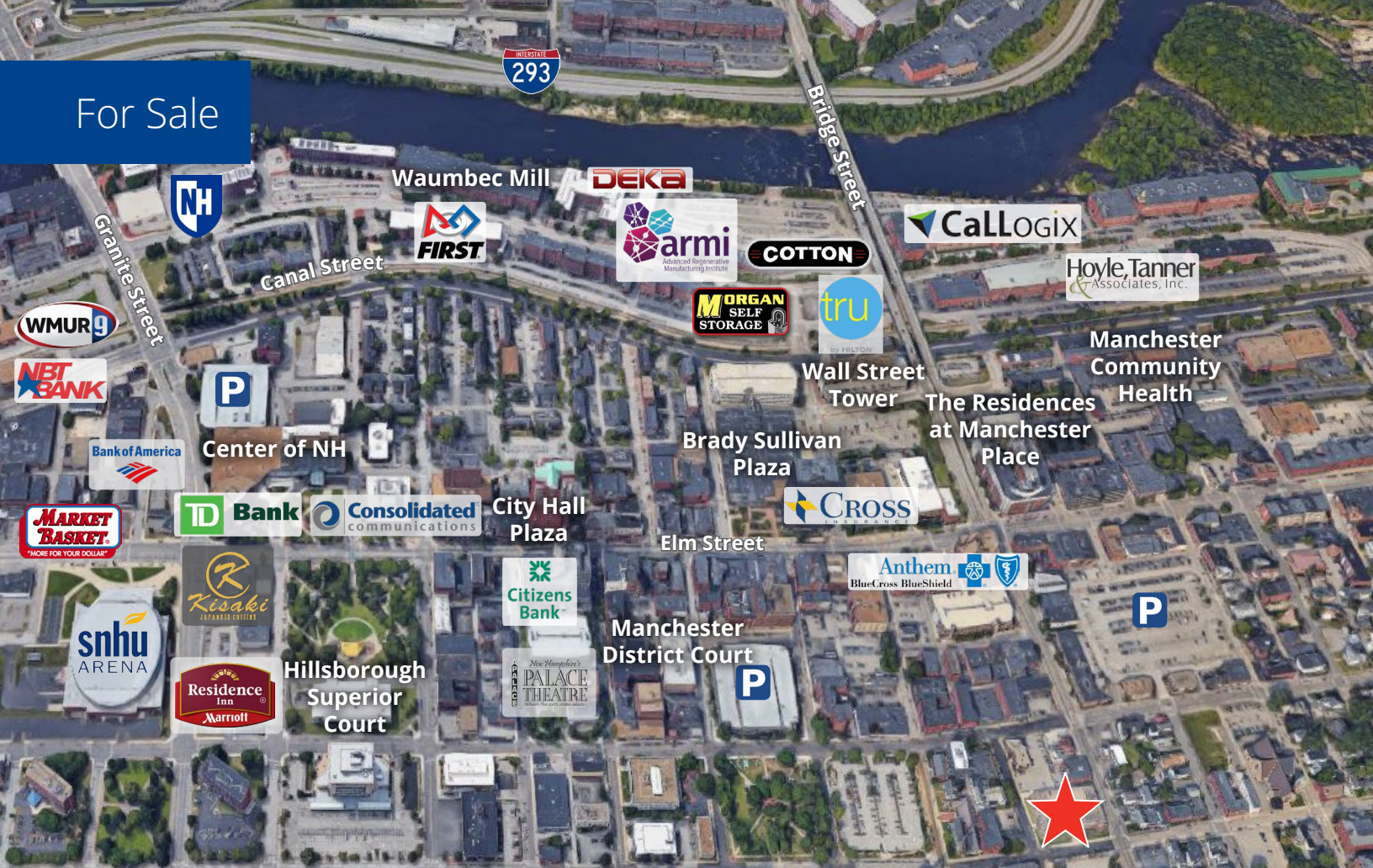
Property Highlights

- Fully leased commercial building for sale in downtown Manchester, NH
- 55,300± SF two-story building on .76± acres, formerly St. Joseph's school
- Comprehensive renovations including new elevator, multiple ADA access points and life safety
- Conveniently located on the corners of Bridge, Pine, and High Streets
- Current tenants include Crooked Mountain, Kreiva Academy, and International Institute of New England

[Submit NDA for Offering Memorandum](#)

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Specifications

Address:	470 Pine Street
Location:	Manchester, NH 03104
Building Type:	Special Purpose
Year Built:	1924
Total Building SF:	55,300±
Floors:	2
Elevator:	Yes
Acreage:	.76±
Utilities:	Municipal water & sewer Natural gas
Zoning:	C-1
Parking:	On-street
2023 Taxes:	\$22,815
List Price:	\$4,250,000

Contact us:

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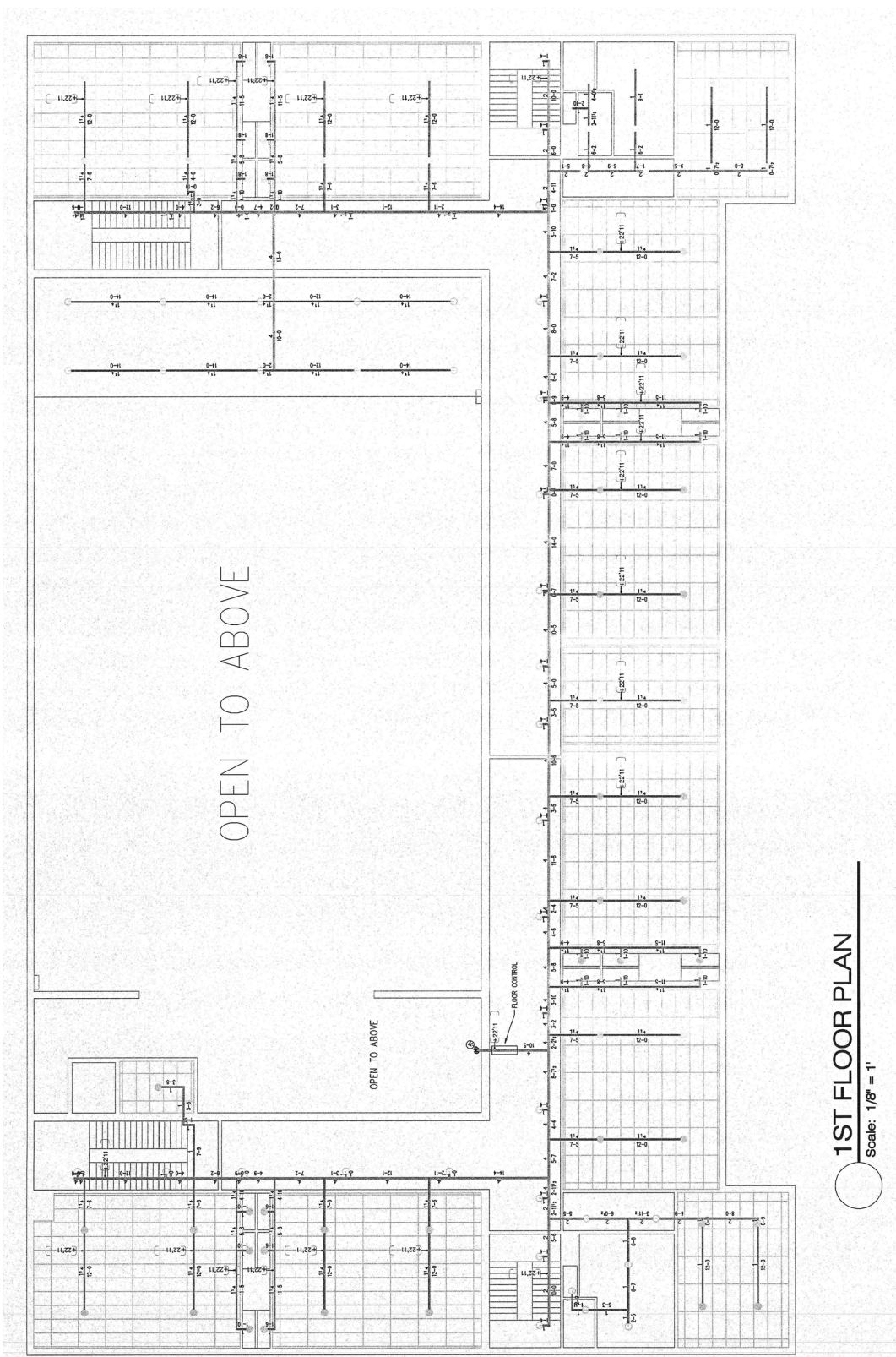
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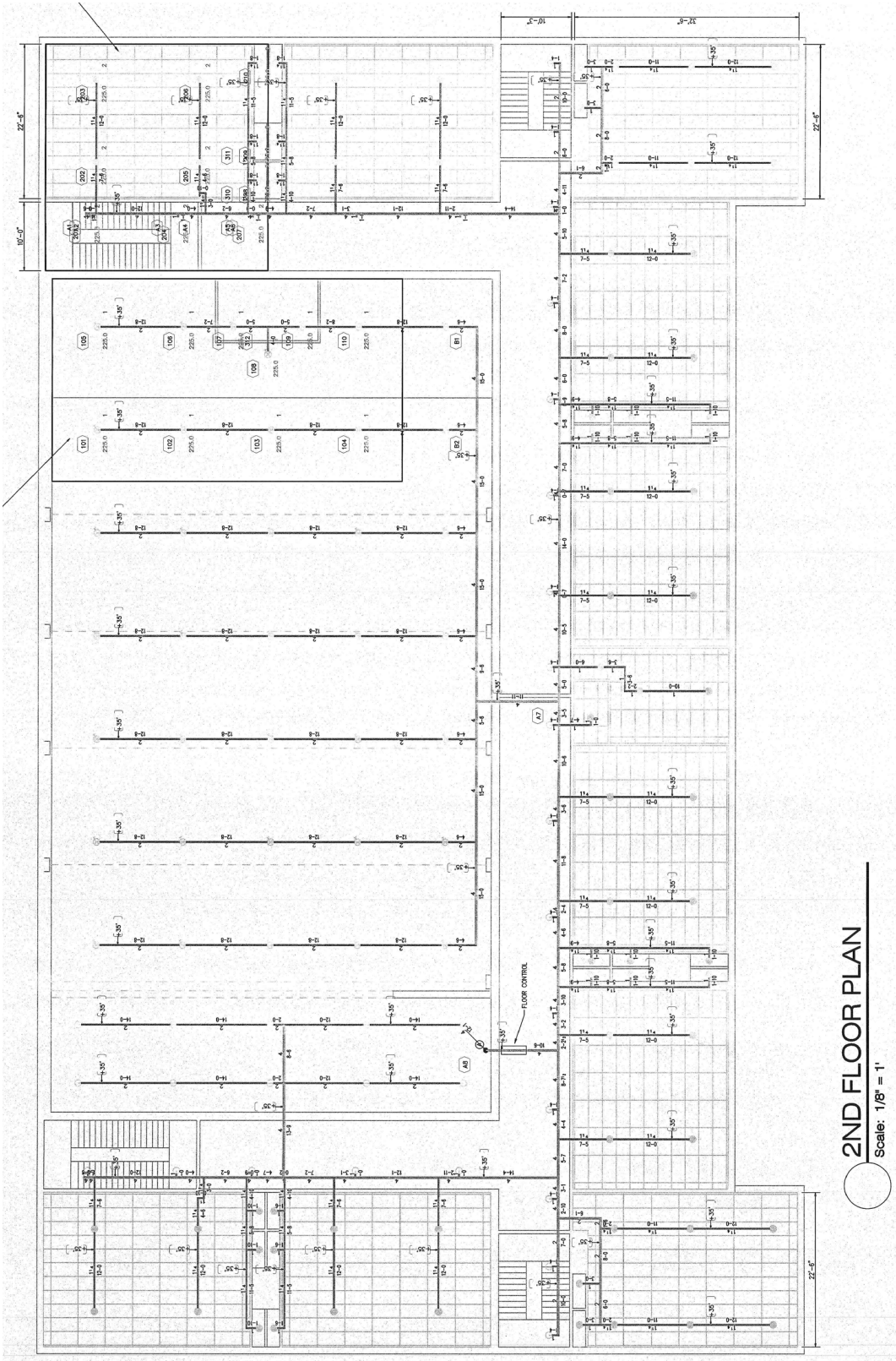
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First Floor Plan



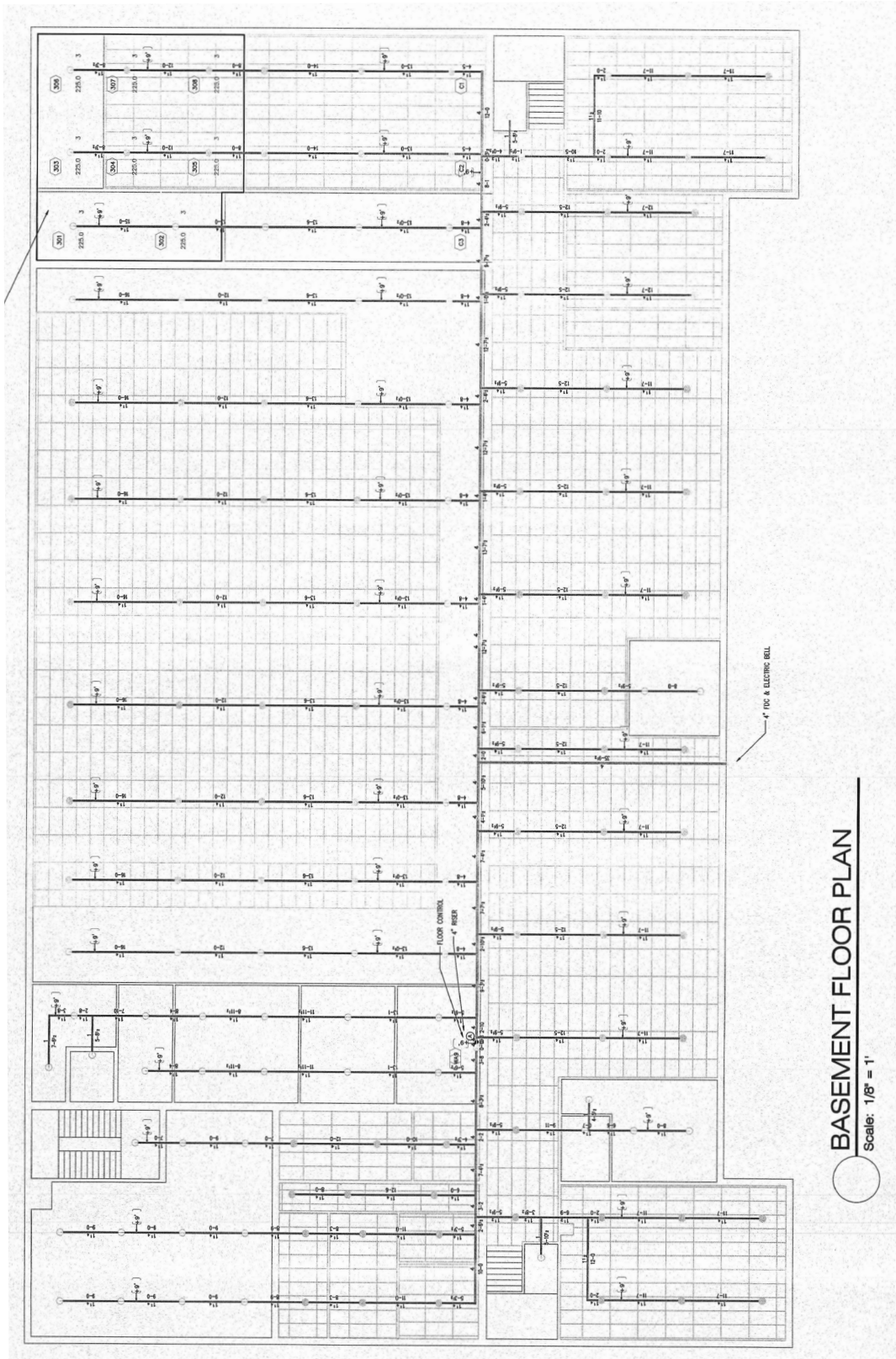
1ST FLOOR PLAN
Scale: 1/8" = 1'

Second Floor Plan



2ND FLOOR PLAN
Scale: 1/8" = 1'

Basement Floor Plan



Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **293 Elm Street, 305 Massabesic Street, 223 Second Street/Blaine Street, 60 Rogers Street, and/or 470 Pine Street in Manchester, NH.**

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

Signature

Date

Name (typed or printed)

