

FOR SALE > PROFESSIONAL OFFICE BUILDING

# Medical/Office in North End

36 BAY STREET, MANCHESTER, NH 03104



## Snapshot > North End Office

Building Type	Medical/Office
Year Built	1930
Year Renovated	Continually updated since purchased in 2003
Total Building SF	4,280±
Acreage	0.275±
Utilities	Municipal water & sewer Natural gas
Parking	14± on-site spaces
Back-up Generator	Yes
Zoning	R-2/Professional Office Overlay
2016 Taxes	\$8,926.08
List Price	<b>\$550,000</b>

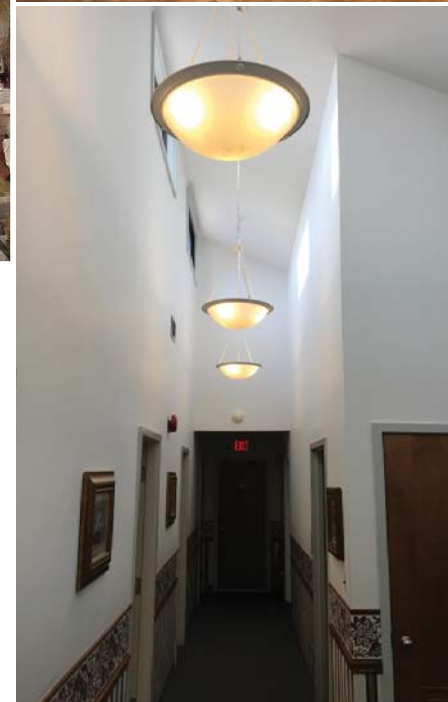
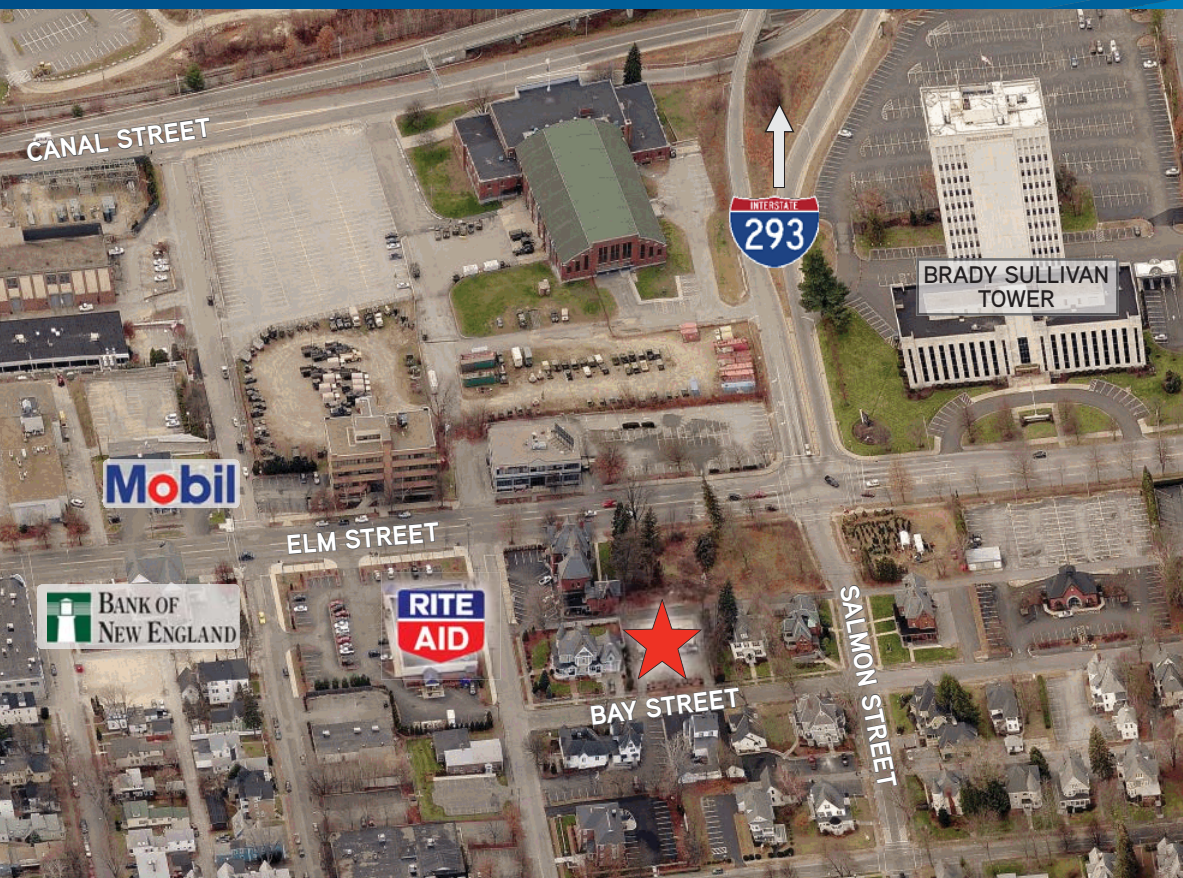


DOUG MARTIN  
DIR +1 603 206 9618  
MANCHESTER, NH  
doug.martin@colliers.com

COLLIERS INTERNATIONAL  
175 Canal Street, Suite 401  
Manchester, NH 03101  
MAIN +1 603 623 0100  
[www.colliers.com/NewHampshire](http://www.colliers.com/NewHampshire)



# 36 Bay Street, Manchester, NH



## Property Highlights

- This North End, 2-story office building is currently used as a medical office, but can easily be converted to professional office use
- 2 separate entrances allow owner to occupy up to 50% of the building while leasing out the remaining space for additional income
- Located just off Exit 6, I-293 and minutes from downtown Manchester; easy accessibility to I-93 and Route 101
- Neighborhood includes a number of professional office users, such as attorneys, medical, insurance, real estate, financial advisors, etc.



## Contact Us

DOUG MARTIN  
DIR +1 603 206 9618  
MANCHESTER, NH  
[doug.martin@colliers.com](mailto:doug.martin@colliers.com)

COLLIERS INTERNATIONAL  
175 Canal Street, Suite 401  
Manchester, NH 03101  
MAIN +1 603 623 0100  
[www.colliers.com/NewHampshire](http://www.colliers.com/NewHampshire)

The information contained herein is from sources deemed reliable, but is not guaranteed by Colliers International | New Hampshire (Colliers). Colliers assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. Colliers International excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Colliers welcomes the cooperation of other licensed real estate brokers who properly register a buyer or tenant with whom a sale or lease is consummated. Colliers is acting as the Seller's/Lessor's agent in the marketing of this property. Colliers International | New Hampshire is independently owned and operated.

