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## Duffy of BHHS Verani Realty brokers 40,000 s/f Hilltop Business Center sale for \$3.6 million

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Londonderry, NH Berkshire Hathaway HomeServices Verani Realty's commercial division negotiated the sale of Hilltop Business Center at 136 Harvey Rd. for \$3.6 million on April 16, 2024. The property, owned and maintained by Woodhaven Limited Partnership since 1997, was sold to HBC, LLC.

The 40,000 s/f, 14-unit property consists of two buildings on 3.5 acres overlooking Manchester Boston Regional Airport.

"Tom Duffy did a terrific job marketing this and bringing us offers," said Frank Mastrocola Jr., a principal at Woodhaven. "After 25 years of rewarding ownership, we are selling our last property in the New Hampshire portfolio. We had a great run here!"

“We provided a full blown marketing campaign because investments in the office sector have been viewed as less desirable. Some of these properties are selling for 50% of their replacement costs, even with 90% occupancy. The long-term value is there for investors. We received six offers over a 10 week marketing campaign,” said Duffy, who represented the seller. The buyer was unrepresented.

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