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Peck of Horvath & Tremblay arranges \$4.45 million sale of 16 units

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Manchester, NH William Peck of Horvath & Tremblay has arranged the sale of a 16-unit mixed-use property. Peck exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$4.45 million, which is \$278,125 per unit, and a 6.48% cap rate.

The mixed-use property is located at 42-44 Bridge St. The property is a redeveloped luxury two-story building that consists of 16 units. The property is comprised of three commercial suites on the first floor and 13 residential units comprised of 11, two-bedroom/one-bathroom units and two one-bedroom/one-bathroom units with 19,200 s/f of living/rentable area in 28,800 gross s/f on a 0.255-acre parcel. The property was redeveloped in 2022 and 2023. The commercial component is

fully leased. The property features a low-maintenance brick and masonry exterior and eight on-site parking spaces.

Centrally located, 42-44 Bridge St. is adjacent to the intersection of Bridge St. and Elm St. (U.S. Rte. 3), two of the area's primary commercial and commuter corridors. The property has access to Pulaski Park, SNHU Arena, Gill Stadium, Sheehan-Basquill Park, and is close to many of the retail amenities in the downtown. 42-44 Bridge St. is situated in an urban location near U.S. Rte. 3, which connects to I-93 and I-293.

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