

PUBLIC AUCTION

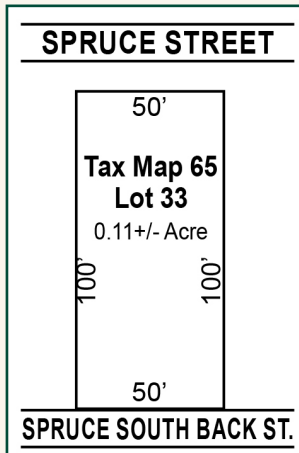
CITY OWNED PROPERTY MANCHESTER, NH

CENTER CITY BUILDING LOT
FRIDAY, JULY 17, 2026 AT 3:00 PM
311 SPRUCE STREET, MANCHESTER, NH



*** SALE TO BE HELD ON SITE ***

ID#26-159 • We have been retained by the City of Manchester to sell at PUBLIC AUCTION this city-owned property that was acquired by Tax Collector's Deed • This property appeals to builders, investors or abutters • Vacant 0.11+/- acre, MX-2 Zoned (mixed use district/general) zoned lot with 50+/- FF along Spruce Street • Rectangular shaped, relatively flat lot is located on the South side of Spruce Street between Lincoln & Wilson Streets • Public water & sewer are available • Tax Map 65, Lot 33. Assessed Value: \$84,600. 2025 Taxes: \$1,712.30.



10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

Preview: Lot is marked and a drive-by is recommended.

Auctioneer's Note: *This is a cash sale and must be closed within 45 days from auction or high bidder will forfeit day of sale deposit. There is no financing, or "ability to obtain Title Insurance" contingencies!*

Terms: \$10,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the City of Manchester at time of sale, balance due within 45 days. Conveyance by deed without covenants or warranties. Sale is subject to confirmation by the City of Manchester. The property is sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE



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