PUBLIC AUCTION

ESTATE SALE

NASHUA, NH

MIXED USE BUILDING

THURSDAY, DECEMBER 10 AT 2:00 PM

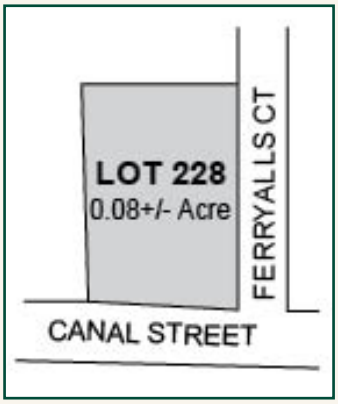
56-58 CANAL STREET, NASHUA, NH

*** * * INVESTMENT OPPORTUNITY * * ***



D#26-234 • 1900 built mixed use Commercial/Residential building located just off Main Street in downtown Nashua on a 0.08+/- acre lot • Building offers 8,060+/- SF GLA including (2) ground level commercial/retail units & (6) apartments on floors 2 & 3, there are (4) 2 BR units & (2) 1 BR units • Excellent mid-renovation investment opportunity: building features one intact ground-floor unit and several upper apartments already gutted and ready for completion and a new membrane roof recently installed • Building offers FHW/gas heat and is served by public water & sewer • Tax Map 42, Lot 228. Assessed Value: $711,000. 2025 Taxes: $11,966.







5% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: One hour prior to the sale and by appointment with Auctioneer.

TERMS: A deposit of $25,000 by certified or bank check will be required to be paid by the purchaser at the time and place of sale, balance due within 30 days. Sale is subject to confirmation by the Executor of the estate, conveyance by Fiduciary Deed. Sold "AS IS, WHERE IS", 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

JSJ Auctions
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NAA Auctioneer

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