



PROLMAN  
REALTY, INC.

**For Sale**

**6,451+/- Square Foot Office Building**

**23 Factory Street**

**Nashua, NH 03060**

**Exclusively Offered By:**

**Prolman Realty, Inc.**

**Please Contact:**

**Lisa Ferrari  
Mark Prolman**

## Table of Contents

❖ Property Photographs

❖ General Information

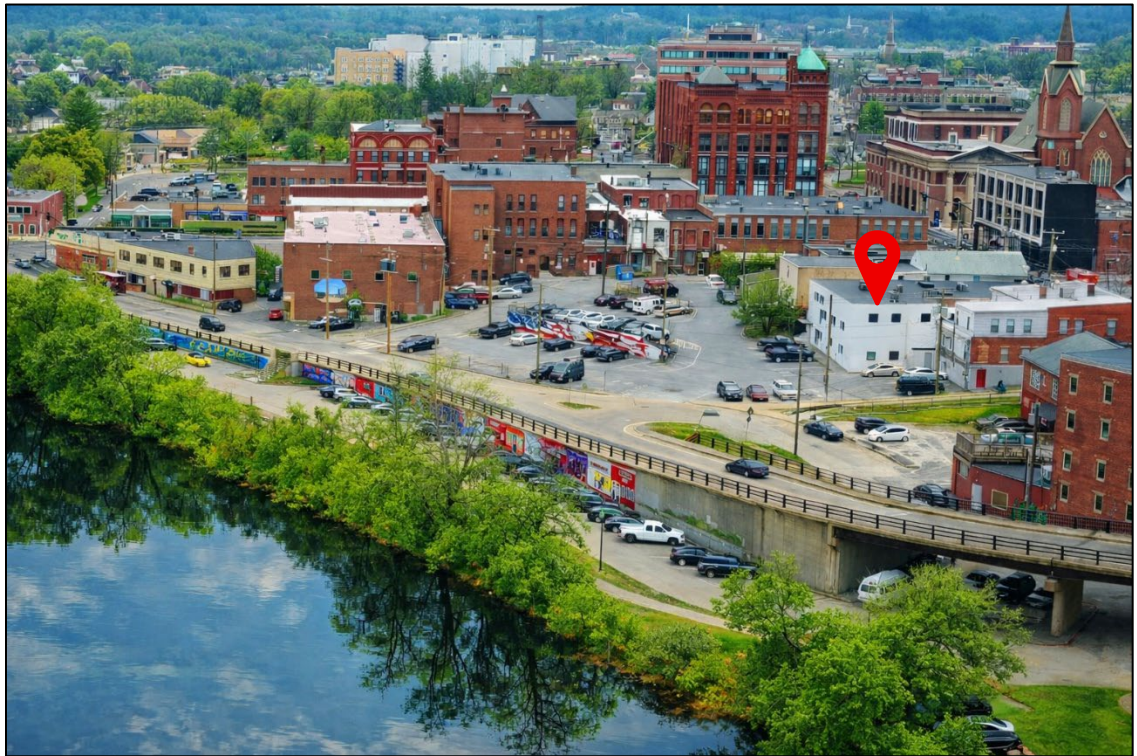
❖ Aerial Photograph

❖ Floor Plans

❖ Site Plan

❖ GIS Tax Map





## General Information

Property Location: 23 Factory Street  
Nashua, New Hampshire

Seller: ABGB Realty Investments, LLC  
PO BOX 3196  
Nashua, NH 03061

Deed Reference: Book 8014 Page 0729 on 08/27/2008 (Units 1, 2, 5, 6, 7)  
Book 8715 Page 2201 on 12/18/2014 (Unit 3 & 4)  
Recorded in the Hillsborough County Registry of Deeds

Map/Lot: 0078-00080- 1 through 7

Zoning: DIMU

Total Building Area: 6,451+/- Square Feet

Unit 1 1,391+/- Square Feet  
Unit 2 950+/- Square Feet  
Unit 3 532+/- Square Feet  
Unit 4 510+/- Square Feet  
Unit 5 649+/- Square Feet  
Unit 6 1,716+/- Square Feet  
Unit 7 700+/- Square Feet

Year Built: 1895 with major renovations in 1983

Land Area: .135 acres

Parking:

On-Site 4 on-site parking spaces

Municipal High Street Garage (opposite building), Water Street Lot  
(behind building), Street Parking

HVAC:

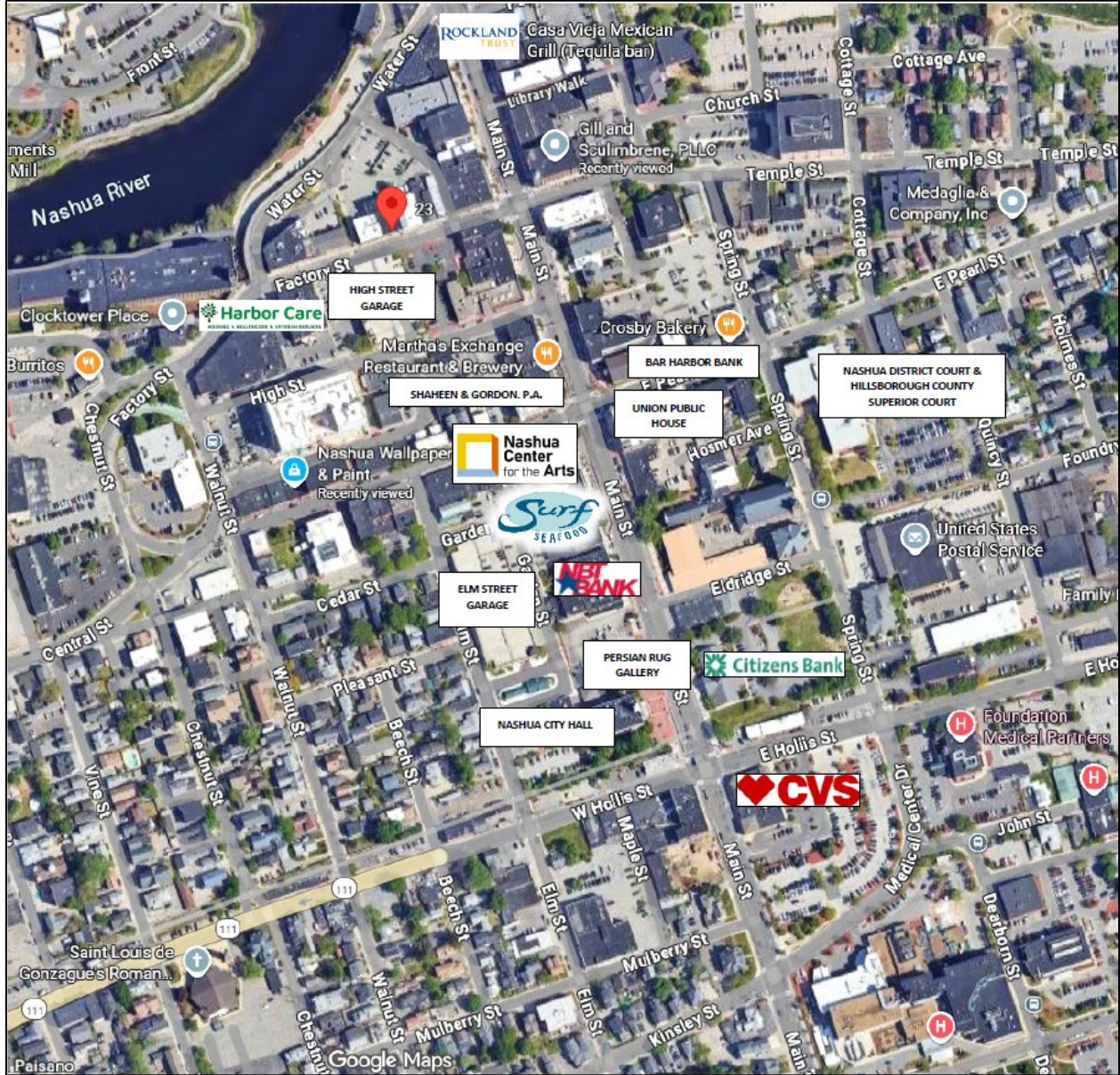
Heat & Air Conditioning Electric, Heat Pumps (9 air handlers & compressors total)  
Units 1-4 replaced by Heritage Heating in 2022  
(work orders available upon request).



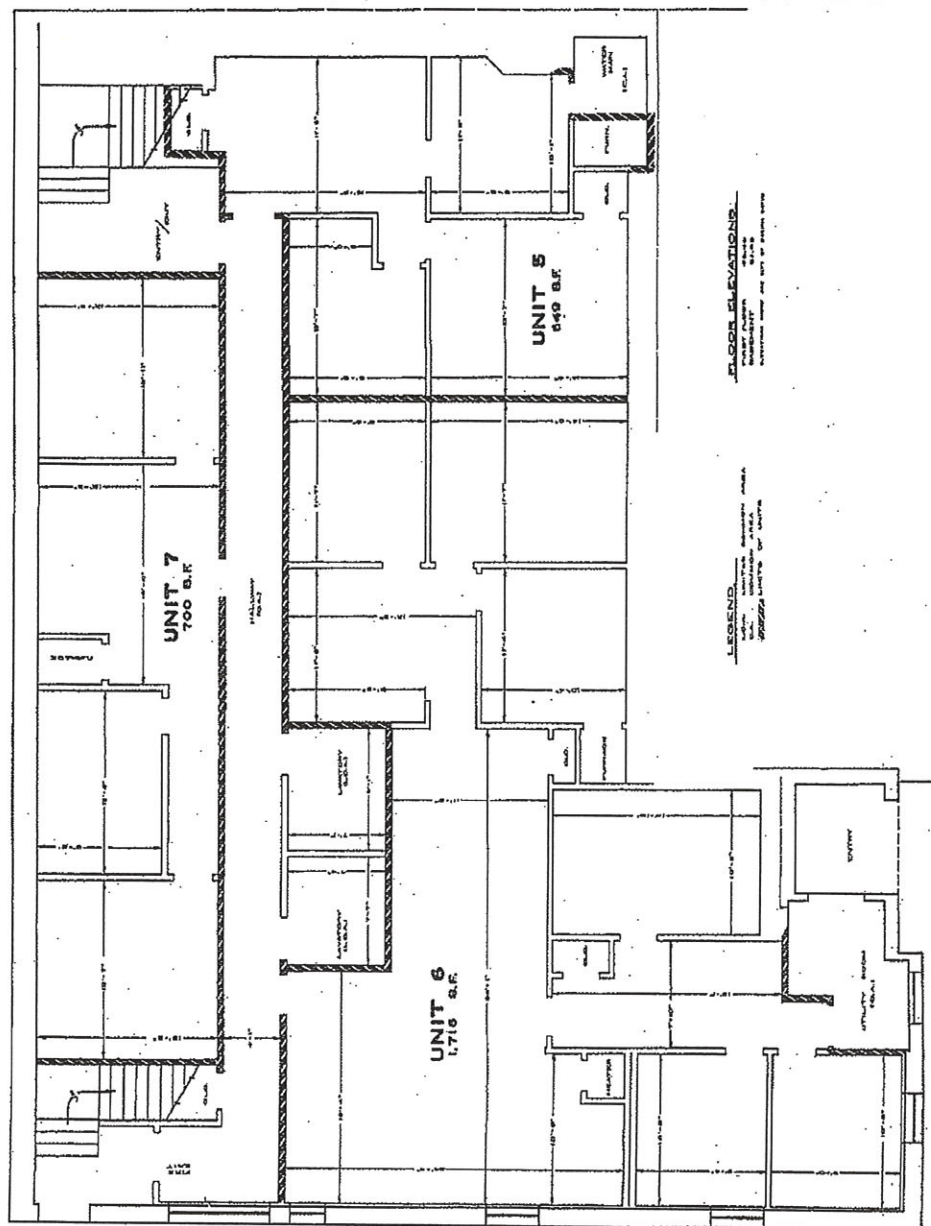
Water/Sewer:	Municipal (Sewer line to street replaced in 2020)
Roof:	Rubber Membrane, age unknown.
Sprinkler System:	Wet
Bathrooms:	
Main Level	5 (a 6 <sup>th</sup> BR in Unit 2 was repurposed, plumbing may exist)
Lower Level	2
Operating Expenses:	Provided Upon Request
Real Estate Taxes (2025):	\$8,014.45
Price:	\$749,000.00
Contact:	Mark Prolman Lisa Ferrari

*The foregoing Information has been provided to Prolman Realty, Inc. by the Seller. While we don't doubt it's accuracy, we recommend verification during due diligence.*









1. REVIEW CREDIT THAT THESE FLOOR PLANS ARE FOR THE CENTER RIVER OFFICE CONDOMINIUM PROJECT. ALL WORK SHOWN HEREON IS TO BE CONSIDERED AS NOT BEING A CONTRACT DOCUMENT. ALL WORK SHOWN HEREON IS TO BE CONSIDERED AS NOT BEING A CONTRACT DOCUMENT.

2. REVIEW CREDIT THAT THESE FLOOR PLANS ARE FOR THE CENTER RIVER OFFICE CONDOMINIUM PROJECT. ALL WORK SHOWN HEREON IS TO BE CONSIDERED AS NOT BEING A CONTRACT DOCUMENT. ALL WORK SHOWN HEREON IS TO BE CONSIDERED AS NOT BEING A CONTRACT DOCUMENT.

1/19/83  
RICHARD E. BOYER, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
21 WATSON STREET, NASHUA, N.H. 03081

FLOOR PLAN - "AS BUILT"

**THE CENTER RIVER**  
OFFICE CONDOMINIUM  
FACTORY STREET  
NASHUA, NEW HAMPSHIRE

PREPARED FOR  
**Richard E. Boyer, et al**  
21 WATSON STREET, NASHUA, N.H. 03081

12 JANUARY 1983  
ALLAN H. SWANSON, INC. ENGINEERS  
100 WASHINGTON STREET, NASHUA, N.H. 03081

SCALE: 1/4" = 1'-0"  
DATE: 1/19/83

FLOOR ELEVATIONS:  
BASEMENT LEVEL  
FIRST FLOOR

LEGEND:  
WALLS  
DOORS  
STAIRS

BASEMENT LEVEL

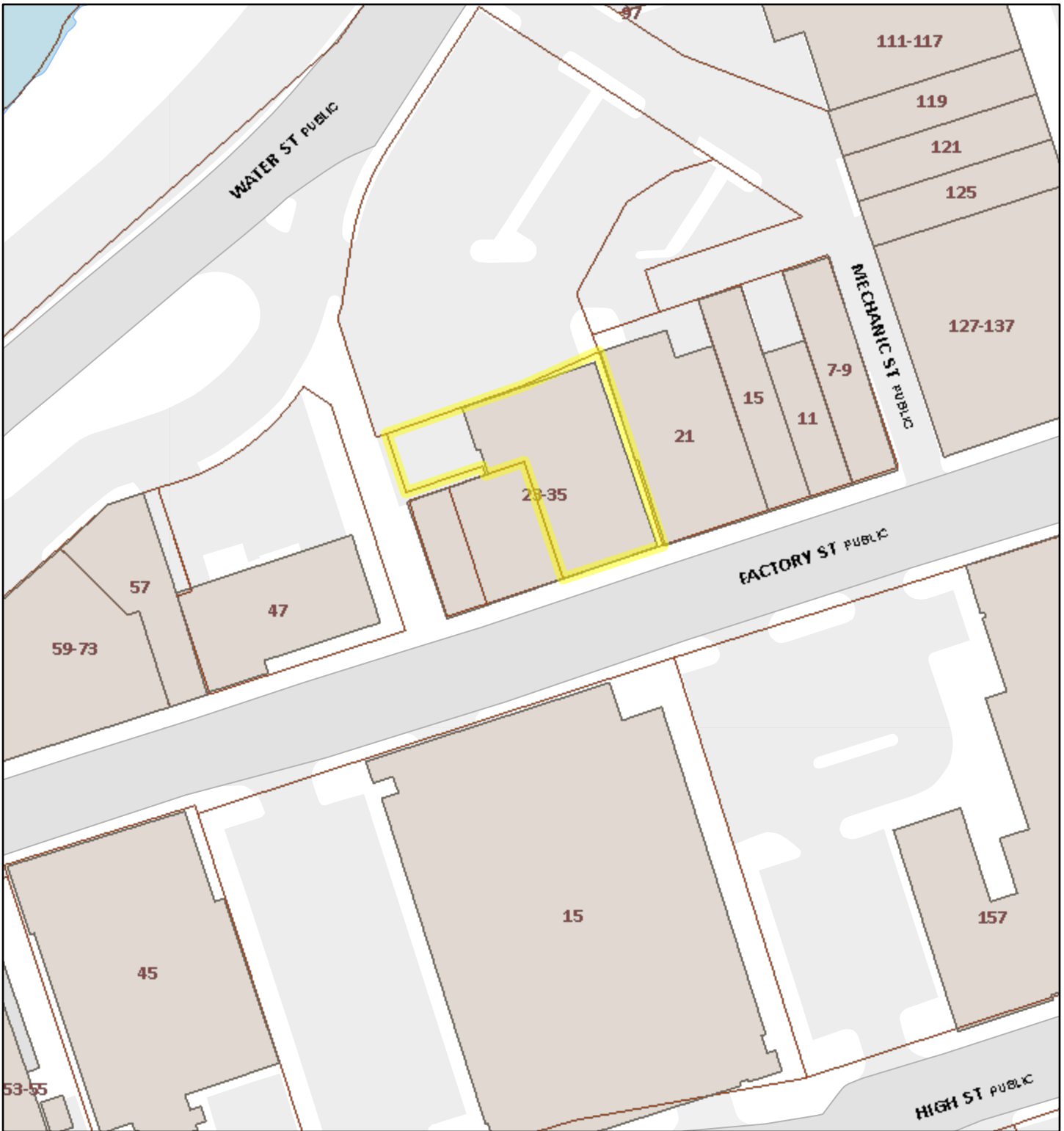
SHEET 2 OF 2

NO.	REV.	DATE	BY
1			
2			

15648-243



# 23 Factory St. Nashua, NH



3/7/2026

1:1,039

-  Address Points
-  Road Names
-  Parcels
-  Common Lines

