

College Campus For Sale

40 Chester Street | Chester NH



NAI Norwood Group

Commercial Real Estate Services, Worldwide.

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Chester College

There are many opportunities for reuse and redevelopment of the former Chester College campus in Chester New Hampshire. Chester is a quintessential small New England town a ten mile drive from New Hampshire's largest city of Manchester and a fifty mile drive to Boston, Massachusetts. The campus is located seven miles from Interstate 93 and nine miles from NH Route 101.

The small New England art campus underwent substantial renovation in the mid 2000's with numerous improvements in many of their buildings. Most of the upgrades were directed to code, life safety and energy enhancements which brought the campus up to date. The single largest and most recent expansion was the 2002 construction of Preston Hall, a 23,000± SF modern student residence hall.

The campus sits on two lots, and is offered for sale either in its whole or in parts, subject to sub-division.

Disclaimer: All offerings of portions of Chester College listed in this marketing channel may be subject to the sale of the other remaining assets also held by Chester College of New England.

Offering	Including	Price	Acres	SF	Buildings
Entire Campus	Both lots and all buildings	\$2,655,000	72.66	67,302±SF	8 Buildings
"Offering A"	Douglas Hall	\$275,000	2.80	10,115± SF	1 Building (plus addition)
"Offering B"	Nutting-Dalrymple Center	\$300,000	TBD	6,575± SF	2 Buildings Attached
"Offering C"	Development Land	\$230,000	15-30		Subject to Subdivision
"Offering D"	Lane and Powers Buildings, Wadleigh Library, Adams and Preston Hall	\$1,850,000		50,612± SF	5 Buildings

Douglas Hall

Offering A: For Sale \$275,000



Property Data	
Building SF	10,115± SF (barn included)
Acreage	2.8± Acres
Stories	2
Year Built	1870
Exterior	Clapboard
Roof	Wood Shingle
Interior Walls	Plaster and Wood Paneling
Interior Floors	Hardwood, Vinyl
Heat	Oil, FHW
Water/Septic	Private

Comments: Douglas Hall is a historically significant two story building most recently used as classrooms. Large ample parking lot. Attached is a fully serviced and renovated barn. Possible uses include residential, a range of home occupations (office, salon, antiques, or other), or with appropriate regulatory approval, a range of business and commercial uses.

Nutting-Dalrymple

Offering B: For Sale \$300,000

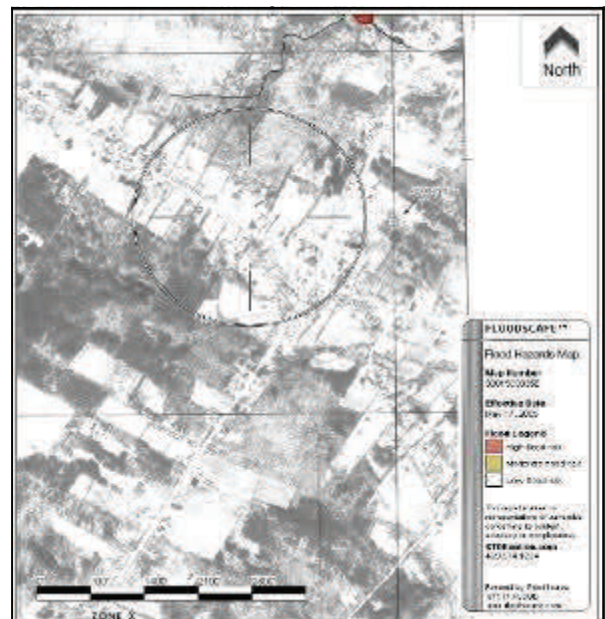
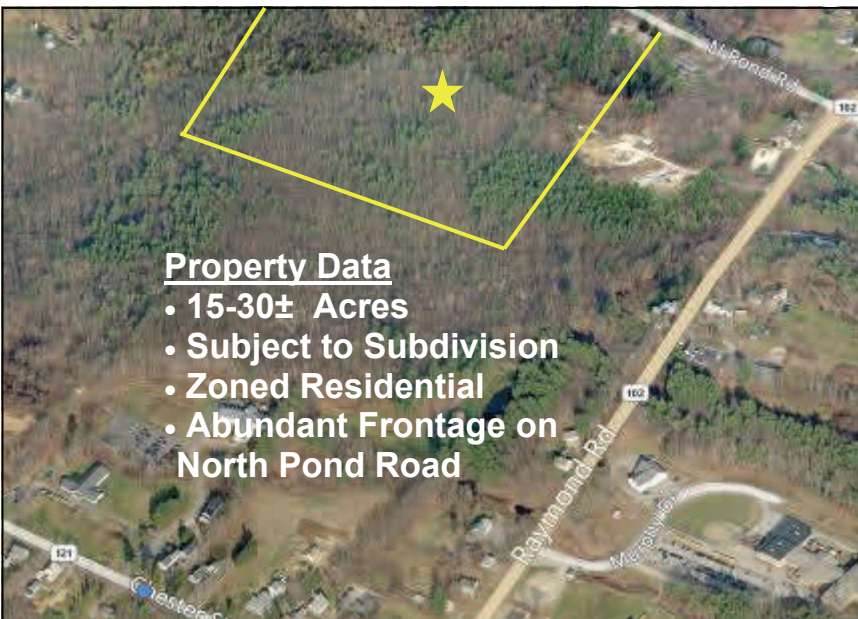


Property Data	
Building SF	6,575± SF combined
Acreage	2+ (TBD) Subject to Subdivision
Stories	2
Year Built	1748 & 1880
Exterior	Clapboard, Vinyl, Batten
Roof	Gable
Interior Walls	Drywall and Wood
Interior Floors	Hardwood & Vinyl
Heat	Oil, FHA & FWH
Water	Community Well
Septic	Community Septic

Comments: Subject of recent substantial renovations, Nutting and Dalrymple are attached buildings recently used for instruction and as a student lounge. Potential for residential use, home occupation (professional offices, etc), or, with regulatory approval, for a range of commercial and office uses. Currently served by community well and septic, onsite private well and septic available.

Development Land

Offering C: For Sale \$230,000



Lane & Powers Building, Adams Building, Wadleigh Library & Preston Hall | Offering D: For Sale \$1,850,000



Lane & Powers Buildings

Design: Two story buildings, recently renovated
Construction: Wood
Current Use: Administrative Offices & Cafe
Square Footage: 9,287± SF (combined)
Notes: The 2 buildings are currently combined.



Adams Building

Design: Two Story, Recently Renovated
Construction: Wood
Current Use: Dormitory
Square Footage: 6,013± SF (includes finished basement)
Notes: Renovated residential building on two floors.



Wadleigh Library

Design: Single Story
Construction: Wood
Current Use: Library
Square Footage: 11,504± SF
Notes: Large open space for potential change of use.



Preston Hall

Design: Two Story, ADA Accessible
Construction: Wood and Steel
Current Use: Dormitory
Square Footage: 23,808± SF
Notes: Newest building on campus. Elevator access to 50+/- dormitory rooms.

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