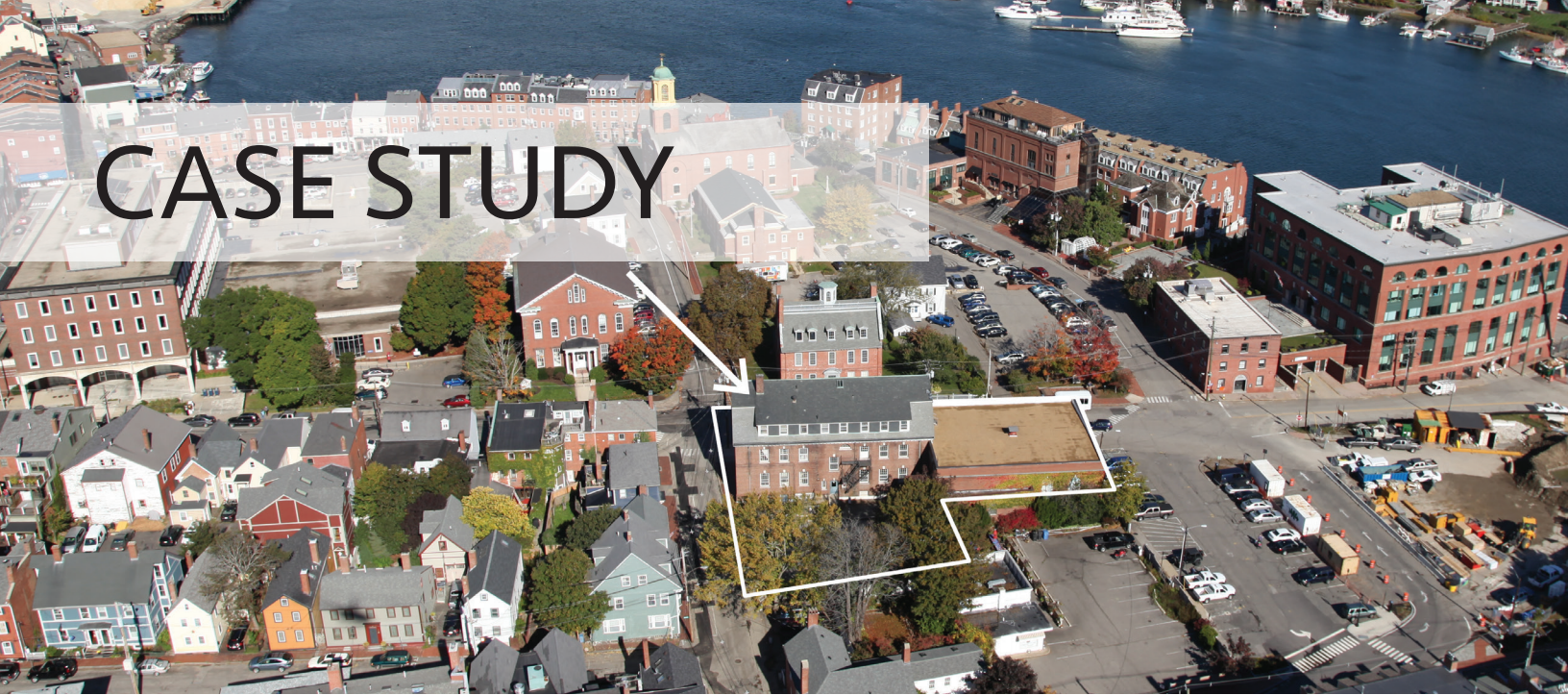


# CASE STUDY



## MODIFIED SEALED BID SALE Portsmouth, NH

### CONNIE BEAN COMMUNITY CENTER

The City of Portsmouth, NH has retained Paul McInnis, Inc. to conduct the sale of the city-owned property f/k/a the "Connie Bean Community Center". This three-story brick building originally constructed in 1916, and under ownership of the City since transfer in 1948 from the Army and Navy Association, is strategically located and bound at the intersection of Daniel and Chapel Street, next to the Wright Avenue Parking Lot. The parcel totals .33± acres and sits facing the entrance of the soon to be completed new Memorial Bridge connecting to Kittery, Maine, over the scenic Piscataqua River and the working port. The existing 14,870± sq.ft. structure has been used as a community center with attached gymnasium and parking lot for the past several decades. The Zoning is Central Business District B within the Downtown Overlay District, the district encompassing most of the immediate downtown region. The City has now ordered the property to be sold through a Modified Sealed Bid Sale, presenting an exceptional opportunity to commercial real estate investors, owners and developers to acquire an irreplaceable location and historic building in the dynamic City of Portsmouth.

12PM-68

**SOLD FOR \$1,545,000**



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