

MULTIFAMILY / MIXED USE FOR SALE

20-UNIT APARTMENT & MIX USE TURNKEY INVESTMENT

41-43 Central Street, Haverhill \ Woodsville , NH 03785



PROPERTY DESCRIPTION

Unique investment opportunity at the crossroads of Vermont and New Hampshire, this fully renovated 3-story mixed-use building sits in the heart of downtown Woodsville. The property features 17 remodeled residential apartments and 3 updated retail storefronts, offering a strong income stream and low management complexity—all under one roof.

The ground-floor retail spaces have been fully updated and are secured by long-term leases with established tenants. The residential units have been completely re-tenanted and renovated, capitalizing on the area's strong rental demand. With steady in-place income, room to optimize rents, and streamlined operations, this well-appointed asset offers immediate cash flow and long-term upside—an ideal low-risk addition to a multifamily investment portfolio.

OFFERING SUMMARY

Sale Price:	\$2,690,000
Number of Units:	20
Year Built:	1875
Lot Size:	0.25 Acres
Building Size:	17,073 SF
Price per Unit:	\$134,000/unit
Price per sq.ft:	\$157/sq.ft
NOI:	\$233,670.44
Cap Rate:	8.69%

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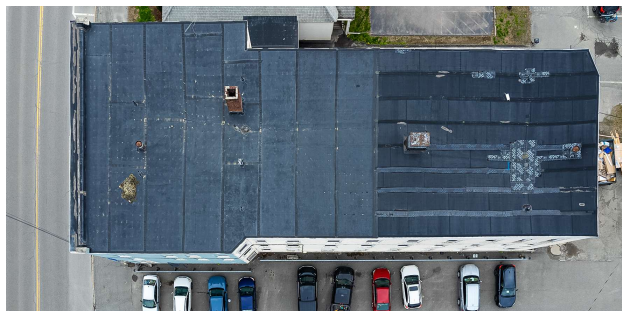
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EXTERIOR PHOTOS

41-43 Central Street, Haverhill \ Woodsville , NH 03785



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INTERIOR PHOTOS - RESIDENTIAL UNITS

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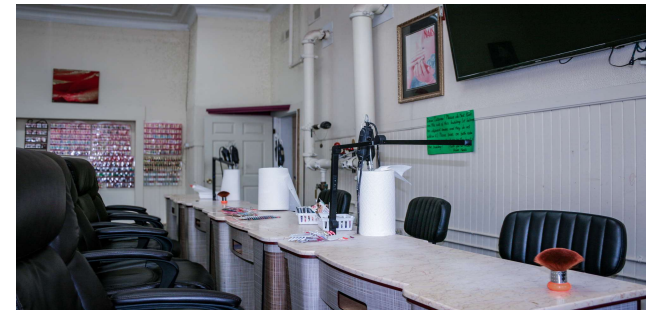
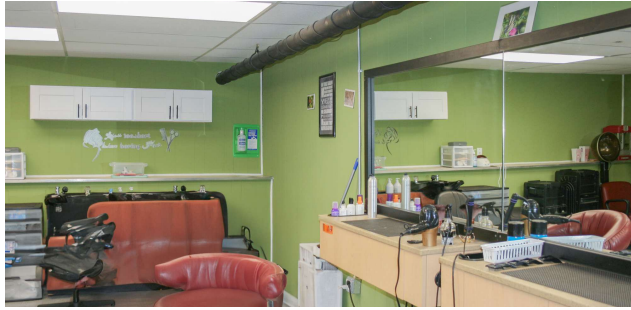
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INTERIOR PHOTOS - COMMERCIAL UNITS

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INTERIOR PHOTOS - COMMON AREAS, COIN-OP LAUNDRY, UTILITY METERS

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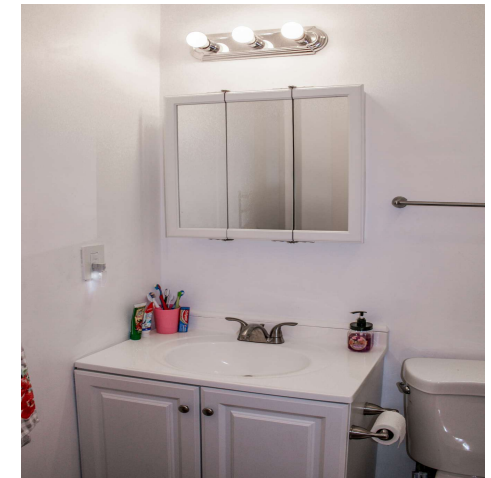
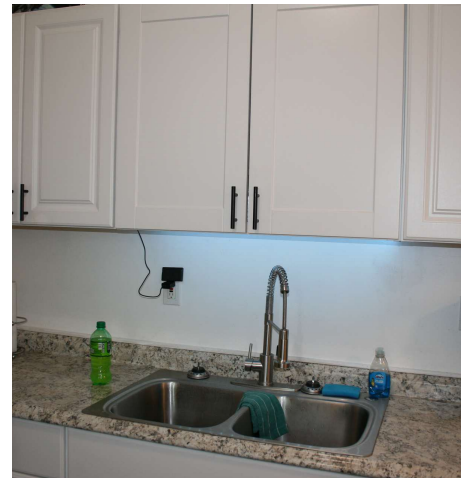
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HISTORY OF THE PROPERTY

41-43 Central Street, Haverhill \ Woodsville , NH 03785



P7946 Hotel Wentworth and Henderson Block. Photo Underwood & Underwood, N. Y.

Richard Henderson moved his movie theatre to the Henderson Block on Central Street in Woodsville in 1914



He showed some of the first "talkies" at this 529-seat theatre in the late 1920's.



In 1931, it was purchased by the Tegu family and operated as Tegu's Orpheum. Seating was listed at 496



The Henderson Hotel & Theatre



Property today

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ADDITIONAL DETAILS

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Building Name:	Henderson Block
Property Type:	Multifamily / Mixed Use
Property Subtype:	Low-Rise/Garden
Building Size:	17,073 SF
Lot Size:	0.25 Acres
Year Built:	1875
Number of Floors:	3
Roof:	Rubber Membrane
Free Standing:	Yes
Number of Buildings:	1
Unit mix:	1 x Three-Bedrooms 10 x Two-Bedrooms 5 x One-Bedrooms 1 x Studio-Unit



- Over the past few years, the building has undergone extensive upgrades, including but not limited to:
- New roof and over 100+ brand-new windows
- Updated heating system, electrical, and full sprinkler system
- Two x 1,000 gallons each propane tanks
- Security cameras throughout for peace of mind
- Modern finishes — each unit w/ new kitchens, baths, flooring, paint and fixtures

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Population Trends

41 Central St, Woodsville, New Hampshire, 03785 (15 minutes)

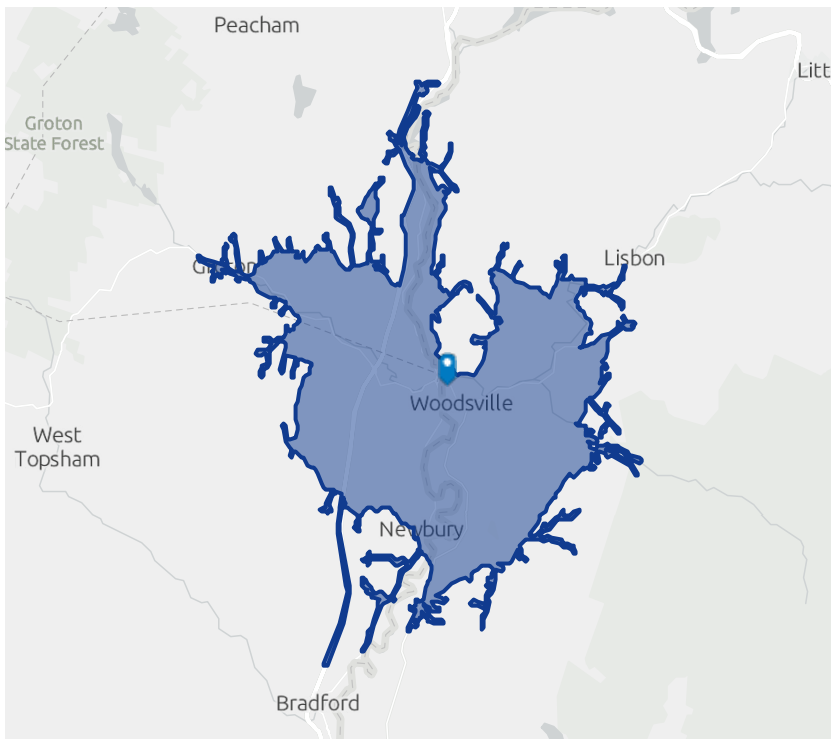
41 Central St, Woodsville, New Hampshire, 03785

Drive time of 15 minutes

Prepared by Esri and Lisa

Latitude: 44.15308

Longitude: -72.03843



Population Trends and Key Indicators

41 Central St, Woodsville, New Hampshire, 03785
Drive time of 15 minutes

7,008	3,081	2.22	48.8	\$64,535	\$280,682	96	81	16
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,880

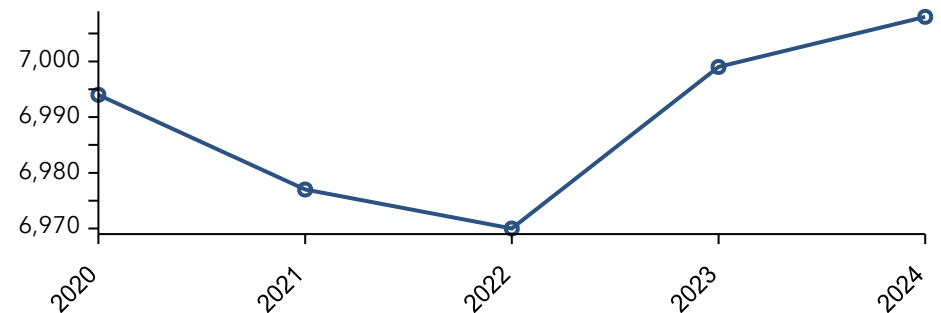
Avg Spent on Mortgage & Basics



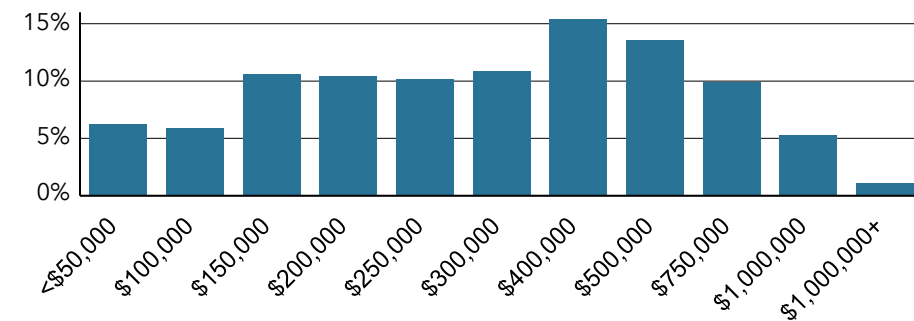
27.2%

Percent of Income for Mortgage

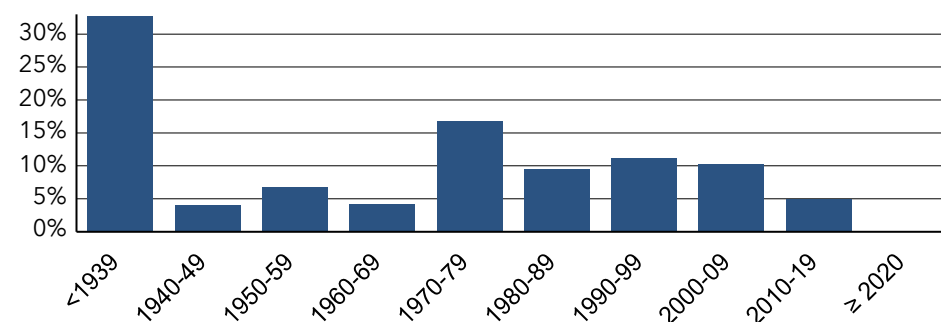
Historical Trends: Population



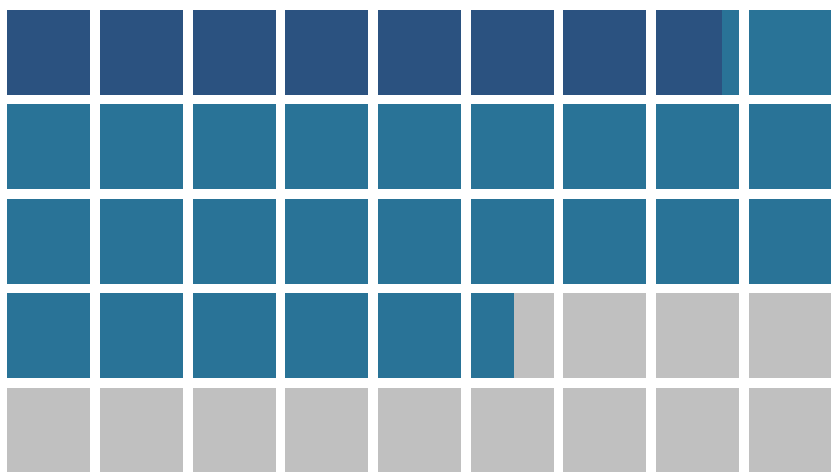
Home Value



Housing: Year Built

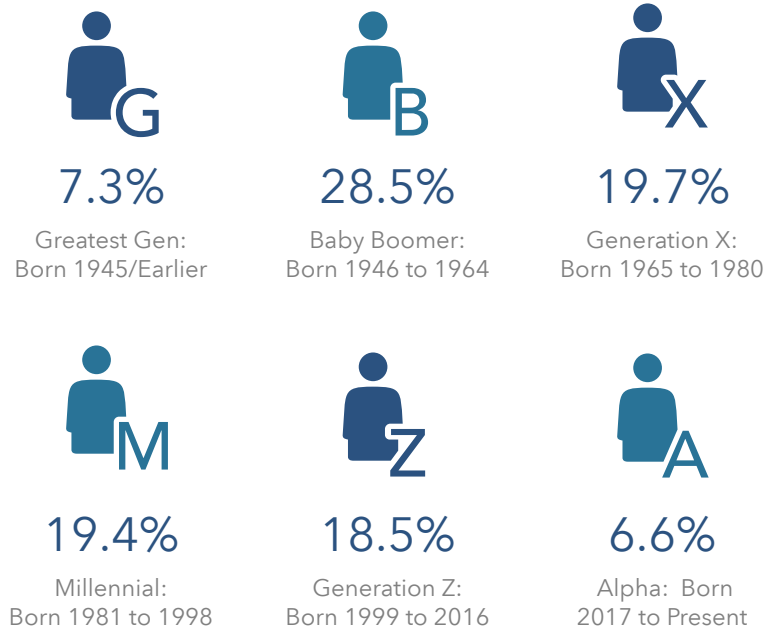


POPULATION BY AGE



Under 18 (17.4%)
Ages 18 to 64 (55.0%)
Aged 65+ (27.7%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Community Change Snapshot

41 Central St, Woodsville, New Hampshire, 03785 (5 minutes)

41 Central St, Woodsville, New Hampshire, 03785

Drive time of 5 minutes

Prepared by Esri and Lisa

Latitude: 44.15308

Longitude: -72.03843

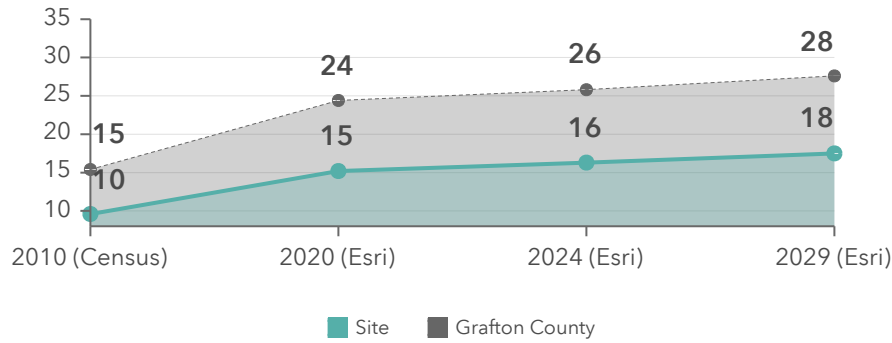


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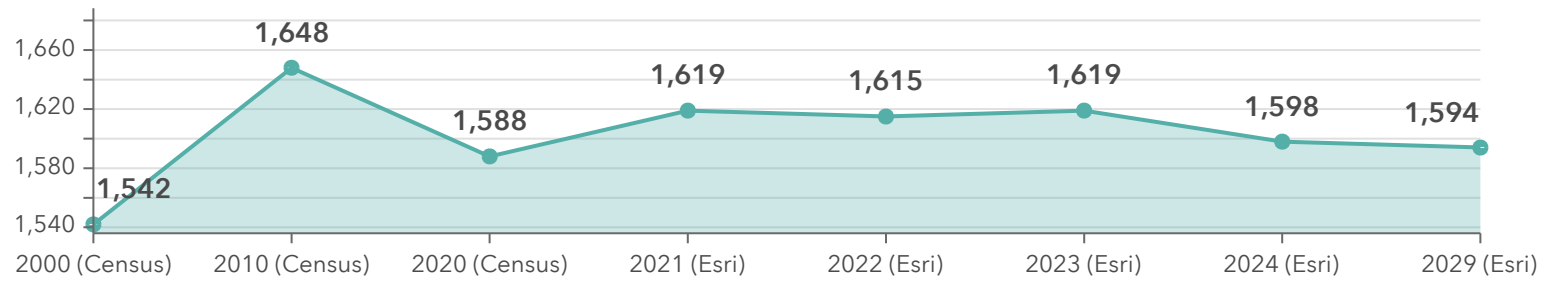
Drive time of 5 minutes

Diversity Index

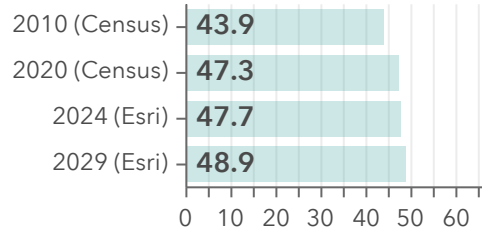


Dots show comparison to **Grafton County**

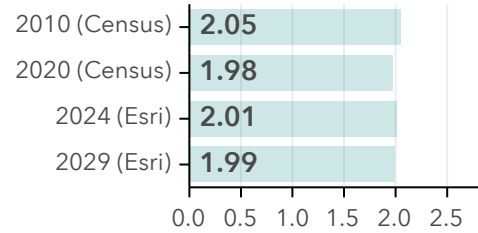
Total Population



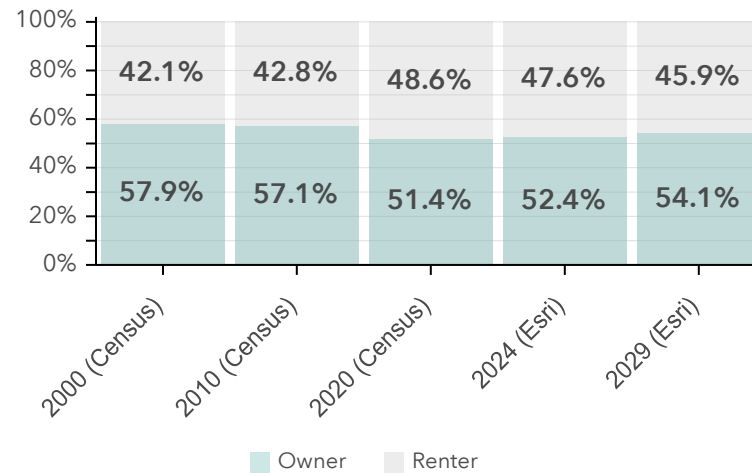
Median Age



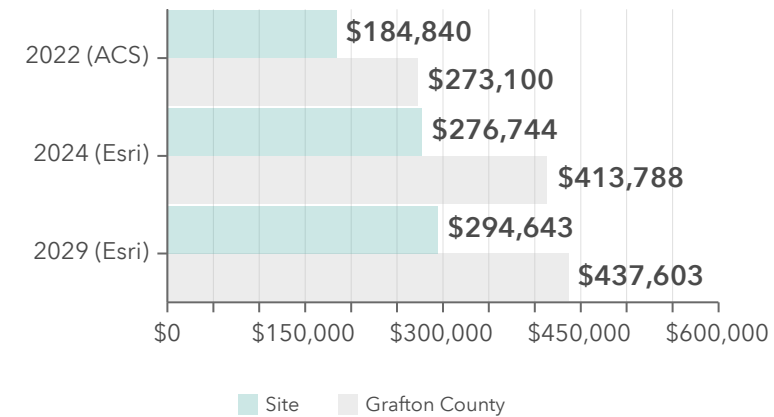
Average Household Size



Owner vs Renter Occupied Units

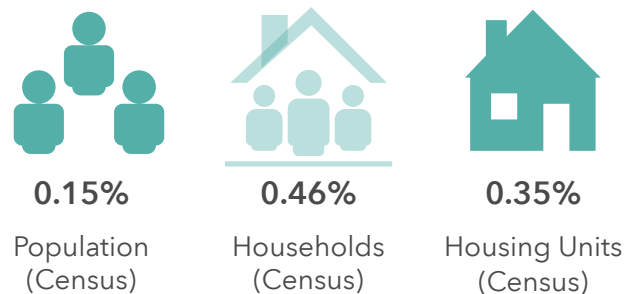


Median Home Value



Bars show comparison to **Grafton County**

2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future

