

205 West River Road, Hooksett, NH 03106



~ For Lease ~

- Multi-use building
- Three levels
- Lower level with 8 garage bays
- Easy access between both levels
- Great location just off I-93 Exit 10
- Highly visible signage
- Ample parking

Berkshire Hathaway Verani Commercial Division is pleased to announce the availability of commercial space at 205 West River Road in Hooksett, New Hampshire.

This multi-use property consists of three levels. Lowest level features 8 garages, mid level is available for retail, and upper level is perfect for office, medical or retail space. The building is new and includes all new components.

Plenty of parking, great signage, and located just minutes from I-93 Exit 10.

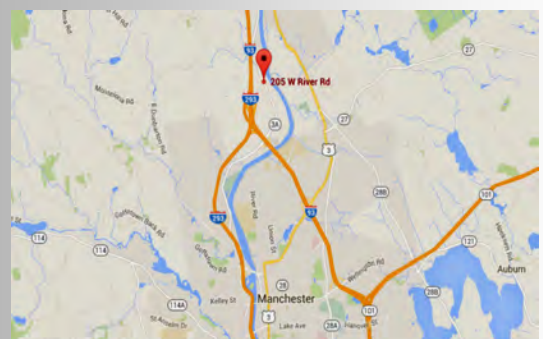
Scott Reiff

Direct 603-845-9972

E-mail: Scott.Reiff@Verani.com

Corporate Office 603-845-2500

Full building in winter



**BERKSHIRE HATHAWAY
Verani Realty
Commercial**



The information contained herein is from sources deemed reliable, but is not guaranteed by Berkshire Hathaway Verani Realty or listing agent. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice.

General Information
03106

*Property address:205 West River Rd, Hooksett, NH

* ☒ Property Type: Office

☒ Access and Directions to property: I-93 Exit 10 W River Rd/NH-3A N, drive 1.27 miles, 205 W. River Road is on the left.

☒ Full description of Lot or Property: Multi-use property located directly on River Road (Route 3A) in Hooksett. Property consists of three levels. Lowest level features 8 garages. Middle level also accessible via direct access to parking lot is at ground level (with ramp, too) is retail and the upper level is office, medical or lower traffic retail space. Large parking area and superb signage. Building was recently constructed from foundation up and has all new components. Plenty of parking and located just minutes from Exit 10, I-93.

☒ Lot #: 24-30-2

* ☒ Pricing: See individual units

Site Data

* ☒ Lot Size: .7

* ☒ Frontage: Primary Road: 274.92 Secondary Road: frontage on Route 3A

* ☒ Square Footage of Structure(s): 8064 Unit Size:

▽* ☒ Number of Floors: Three floors.

* ☒ Sewage: Private

☒ Gas: ☐ Propane ☒ Natural _____

* ☒ Water: ☐ Well ☒ Municipal _____

▽ ☒ Number of Bathrooms: 2.5

▽ ☒ Basement: None-_____

☒ Included: Furniture: If any exists, neither the condition or functionality is represented by Landlord. Security system: : If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Other: _____

▽* ☒ Parking Spaces: Ample parking lot available for common use.

* ☒ Number of docks: _____ Door height: _____ ☒ NA

* ☒ Number of drive-in doors: 8 drive in doors on lowest level Door height: Most are about 8', but check individual units and tenant is to verify directly themselves. ☐ NA

* ☒ Communications network: (DSL, cable, phone line only, etc.) Comcast is in building, but other options may be available.

* ☒ Zoning: Commercial ☐ Permitted Uses: _____

☒ Signage: Large street and building signage.

* ☒ Traffic count report: closest number: see town informational link where: _____

Building Construction

* ☒ Age of Building(s): Original age of building is stated as 1973, but it was virtually completely reconstructed in 2011 +/-

▽ ☒ Type of Construction: Wood

▽* ☒ Ceiling Height: 8' to 8.5' ☒ Varied

▽ ☒ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Vinyl Siding/Masonry

- ▽ ☒ Floors (Carpeted, concrete, tile, etc.) See individual units
☒ Roof (Tile, Asphalt shingle, slate, etc.): Asphalt
☒ Lighting: See individual units.

Building Services

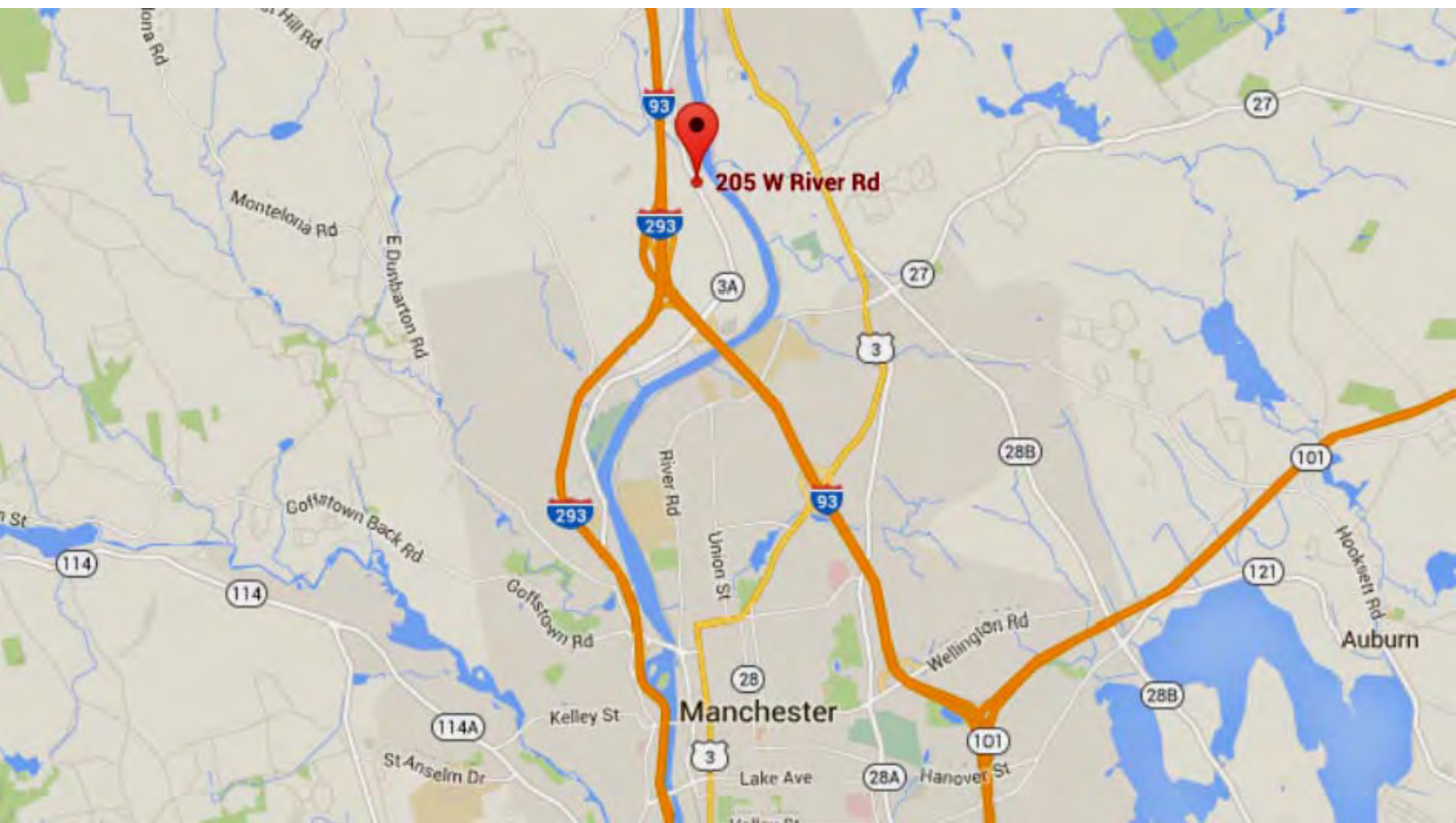
- * ☒ Heat Source (Fuel)/Heat Type: FHA/gas
☒ Air Conditioning Source/Type: Central
* ☒ Handicapped Access: Lower two levels are Accessible.
☒ Alarm Service: Building is serviced by main fire alarm system
▽ ☒ Sprinklers: ☐ Wet ☐ Dry None: X
* ☒ Electrical Service: Five meters serve the building. Owner states each is 100 amp service.
☒ Additional Features: Upstairs unit(s) have two electric meters and two gas meters and could easily be split into two units.

Additional Information

- * ☒ NNN amount: Nets include: NA
☒ Association Fees: ☒ NA
* ☒ Taxes: 12,837 per year. For year: 2015
* ☒ Deed: Book: 2976 Page: 0488 Date: Not available:
☒ Area:
 o Other businesses: Dunkin Donuts; Wendys; Pizza Man; Walmart; Market Basket
 o Transportation: I-93 Exit 10
 o Local improvements: I-93 Widening Project
 o Other area notables: _____

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Giovanni's Roast
Beef & Pizza



205 W River Rd

W River Rd

W River Rd

W River Rd

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205 WEST RIVER ROAD

Location

205 WEST RIVER ROAD

Mblu

24/ 30/ 2/ /

Acct#

1632

Owner

BRIEN REALTY TRUST

PBN

Assessment

\$519,300

Appraisal

\$519,300

PID

101326

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$366,200	\$153,100	\$519,300

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$366,200	\$153,100	\$519,300

Owner of Record

Owner

BRIEN REALTY TRUST

Co-Owner

Address

2 LACONIA AVE
DERRY, NH 03038-1921

Sale Price

\$335,000

Certificate

Book & Page

2976/0488

Sale Date

04/02/2007

Instrument

10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRIEN REALTY TRUST	\$335,000		2976/0488	10	04/02/2007
DUFORD, MICHELLE & CHERYL & RANDY			0000	1F	09/28/2004
DUFORD, ESTATE OF DONALD A.				1F	03/03/2004
DUFORD, DONALD A.			2581/ 908	1F	10/08/2003
DUFORD, DONALD A.			2551/ 855	1F	08/13/2003

Building Information

Building 1 : Section 1

Year Built:

1973

Living Area:

4703

Building Photo

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Replacement Cost: \$462,151
Building Percent 75
Good:
Replacement Cost
Less Depreciation: \$346,600

Building Attributes	
Field	Description
STYLE	Retail
MODEL	Commercial
Grade	Average +10
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Masonry Veneer
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2.5
1st Floor Use:	3220
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	0



(http://images.vgsi.com/photos/HooksettNHPhotos//\00\01\22/

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2688	2688
TQS	Three Quarter Story	2688	2016
UGR	Garage, Under	2688	0
		8064	4704

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use		Land Line Valuation	
Use Code	3220	Size (Acres)	0.7
Description	STORE/SHOP MDL-94	Frontage	
Zone	COM	Depth	
Neighborhood		Assessed Value	\$153,100
Alt Land Appr	No	Appraised Value	\$153,100
Category			

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			12000 S.F.	\$16,200	1
LT1	LIGHTS-IN W/PL			4 UNITS	\$3,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$366,200	\$153,100	\$519,300
2014	\$366,200	\$153,100	\$519,300
2013	\$366,200	\$153,100	\$519,300

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$366,200	\$153,100	\$519,300
2014	\$366,200	\$153,100	\$519,300
2013	\$366,200	\$153,100	\$519,300

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Information

Invoice Number: 256637	Bill Amount: \$6,447.00
Description: Tax Bill	Interest: \$0.00
Property ID: 0024-0030-0002	Costs: \$0.00
Owner: BRIEN REALTY TRUST	Total: \$6,447.00
Address: 205 WEST RIVER ROAD	Payments: \$6,447.00
Bill Date: 5/29/2015	Balance Due: \$0.00
Due Date: 7/1/2015	
Interest Date: 7/1/2015	
Interest Days: 0	
Last Paid: N/A	
Paid By: N/A	

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	5/29/2015	2015	1	\$6,447.00
Payment	6/25/2015	2015	1	(\$6,447.00)

Thank you for using EB2Gov.com invoice generator

Information

Invoice Number: 262478
Description: Tax Bill
Property ID: 0024-0030-0002
Owner: BRIEN REALTY TRUST
Address: 205 WEST RIVER ROAD
Bill Date: 11/9/2015
Due Date: 12/16/2015
Interest Date: 12/16/2015
Interest Days: 0
Last Paid: N/A
Paid By: N/A

Bill Amount:	\$6,390.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$6,390.00
Payments:	\$6,390.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	11/9/2015	2015	2	\$6,390.00
Payment	12/9/2015	2015	2	(\$6,390.00)

Thank you for using EB2Gov.com invoice generator

18.39
2.

Doc# 675013
Book: 2976
Pages: 0488 - 0490
Filed & Recorded
04/02/2007 10:23AM
KATHI L. BURY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 18.00
SURCHARGE \$ 2.00
POSTAGE \$ 0.39
TRANSFER TAX \$ 5,025.00

Book 2976 Page 488

Please return to:

Tarbell Professional Association
45 Centre Street
Concord, New Hampshire 03301

5026.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **David Duford, Executor, Estate of Donald A. Duford**, Merrimack County Probate Court Docket No. 2004-0383, with a mailing address of 191 West River Road, Hooksett, New Hampshire 03106, and **David Duford**, married, of 191 West River Road, Hooksett, New Hampshire 03106; **Cheryl Duford**, married, of 589 Broad Street, Portsmouth, New Hampshire 03801; **Donna M. Duford**, unmarried, of c/o San Francisco Animal Care & Control, 1200 15th Street, San Francisco, California 94103; **Randy J. Duford**, married, of 96 Lindsey Drive, Goffstown, New Hampshire 03405; **Peter Duford**, married, of 9 Fairview Street, Manchester, NH 03102; and **Michelle Duford**, unmarried, of 52 Greenwood Drive, Northfield, New Hampshire 03276, for consideration paid, grant to **Robert J. Brien, Trustee of the Brien Realty Trust**, of 38 Ferry Street, Hudson, New Hampshire 03015, with WARRANTY covenants, all their right, title and interest in the following:

A certain tract or parcel of land situated in the Town of Hooksett, County of Merrimack and State of New Hampshire, known as Town of Hooksett Tax Map 24-30-2, as shown on Plan entitled "Subdivision Plan Map #24 Lot #30, Hooksett, NH, prepared for Donald Duford", dated September 19, 2003, drawn by Duval Survey Inc., approved by the Hooksett Planning Board on December 15, 2003, recorded as Plan #16717 and recorded December 19, 2003 at the Merrimack County Registry of Deeds, being bounded and described as follows:

Beginning at a stone bound set at the southwesterly corner of Lot 24-30-2 along U.S. Route 3-A and West River Road, thence running North 76° 46' 20" East a distance of 98.04 feet to an iron

pin/railroad spike set; thence turning and running North 13° 03' 23" West a distance of 267.52 feet to a stone bound set; thence turning and running South 79° 31' 56" West a distance of 125.73 feet to an iron pin/railroad spike set; thence turning and running along a curve to the left in a southerly direction with a radius of 1,399.70 feet and a length of 88.07 feet to a point; thence running South 19° 40' 59" East a distance of 96.30 feet to a point; thence running along a curve to the right in a southerly direction with a radius of 2,897.90 feet and a length of 90.55 feet to the point of beginning.

Subject to all matters as shown on Plan #16717 and #17135 recorded at Merrimack County Registry of Deeds.

All the individuals that appear as Grantors to this deed also consent to this transfer in their capacity as heirs to the estate. They also grant individually.

The Grantors derived title from the Estate of Donald Duford, Merrimack County Probate Court Docket #2004-0383. See also deeds recorded at said Registry at Book 2551, Page 855 and Book 2581, Page 908.

THIS IS NOT HOMESTEAD PROPERTY OF ANY GRANTOR OR THEIR SPOUSES.

Executed this 30th day of March, 2007.

Witness

David Duford, Individually and as Executor of the Estate of Donald Duford

BY: David Duford
David Duford, Individually and as Executor of the Estate of Donald Duford

Witness

David Duford
Cheryl Duford by David Duford as Attorney-In-Fact under Special POA dated 01/12/2007

Witness

David Duford
Donna M. Duford by David Duford as Attorney-In-Fact under Special POA dated 01/11/2007

Witness

David Duford
Randy J. Duford by David Duford as Attorney-In-Fact under Special POA dated 03/02/2007

Witness

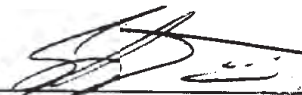
David Duford
Peter Duford by David Duford as Attorney-In-Fact under Special POA dated 03/05/2007

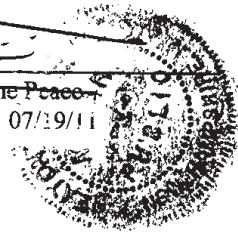
Witness

David Duford
Michelle Duford by David Duford as Attorney-In-Fact under Special POA dated 03/01/2007

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss.

The foregoing instrument was acknowledged before me this March 30, 2007 by David Duford, individually and in his capacity as Executor of the Estate of Donald A. Duford and as attorney-in-fact under Special Powers of Attorney attached hereto for the heirs of the Estate of Donald Duford.


Notary Public/Justice of the Peace
My Commission Expires: 07/19/11



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION  REAL ESTATE TRANSFER TAX

5 THOUSAND 0 HUNDRED AND 25 DOLLARS

04/02/2007 800638 \$ 5,025

VOID IF ALTERED

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

INFORMATIONAL LINKS AVAILABLE FOR PROPERTY/AREA

Hooksett, NH

Tax Map: http://www.hooksett.org/Pages/HooksettNH_Assessing/taxmaps/maps

Zoning Map: http://www.hooksett.org/Pages/HooksettNH_CommDev/Zoning2011_36x36.PDF

Zoning Definitions: http://hooksett.org/Pages/HooksettNH_BComm/ZBA/Zoning_Ordinance_2015.pdf

Demographic Profile:

New Hampshire: <http://www.nhes.nh.gov/elmi/products/cp/index.htm>

Massachusetts : <http://www.city-data.com/city/Massachusetts.html>

Traffic Reports:

New Hampshire: <http://www.nh.gov/dot/org/operations/traffic/tvr/locations/index.htm>

Massachusetts : <https://www.massdot.state.ma.us/highway/TrafficVolumeCounts.aspx>