

# 2080 Dover Road, Epsom

## \$699,900

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### Property:

- 2.53 Acres
- Built in 2001
- Zoned Commercial/Industrial
- Adequate Signage
- 225' of Road Frontage
- Excellent Parking Area
- 1 Drive in Door
- Well Water and Septic Sewer

### Description:

A Fantastic 4,800 sq ft bldg & only 5 Years Old. Located minutes from R-393 & R-106 in Concord with great exposure on Rt 4. This property features 2½ Acres, Cold Storage Bldg out back, dock and 10' Drive-In with Over Head Door. Security, Plenty of signage and parking will not last long! A MUST SEE!!!!

### Gordon Bult

Phone: 603-845-2223  
Fax: 603-845-2266  
gbult@pruverani.com



### Steve Kassaras

Phone: 603-845-2230  
Fax: 603-845-2266  
skassaras@pruverani.com

PROPERTY DISCLOSURE

New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER



The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate AGENCY representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize AGENCY in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING AGENCY PROMPTLY IN WRITING.

- 1. SELLER: JAMES R. BAILEY
2. PROPERTY LOCATION: 2080 DOVER RD EPSOM NH.
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER ATTACHED? [ ] Yes [ ] No
4. SELLER: [X] has [ ] has not occupied the property for 5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: [X] Drilled [ ] Dug [ ] Other
b. INSTALLATION: Location: RIGHT Side of Drive AS YOU ENTER BACK YARD
Installed By: TASKER WELL Date of Installation:
What is the source of your information? Northeastern had it installed
c. USE: Number of Persons currently using the system: 3
Does system supply water for more than one household? [ ] Yes [X] No
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [ ] Yes [ ] No [ ] N/A Quantity: [ ] Yes [X] No
Quality: [ ] Yes [ ] No [ ] Unknown
e. WATER TEST: Have you had the water tested? [X] Yes [ ] No Date of most recent test 2001
IF Yes to any question, please explain in comment section below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? [ ] Yes [X] No
IF Yes, are test results available? [ ] Yes [ ] No What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: [ ] Yes [ ] No Community/Shared: [ ] Yes [ ] No
Private: [X] Yes [ ] No [ ] Unknown:
b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? [ ] Yes [X] No
What steps were taken to remedy the problem?
c. IF PRIVATE:
TANK: [X] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Unknown [ ] Other
Tank Size 1250 Gal. [ ] Unknown [ ] Other
Tank Type [X] Concrete [ ] Metal [ ] Unknown [ ] Other
Location: West side of Building [ ] Location Unknown Date of Installation: 2001
Date of Last Servicing: Name of Company Servicing Tank: B&S Septic
Have you experienced any malfunctions? [ ] Yes [X] No
Comments:
d. LEACH FIELD: [X] Yes [ ] No [ ] Other
IF Yes: Location: West Side of Building Size 30x60 [ ] Unknown
Date of installation of leach field: 2001 [ ] Installed By:
Have you experienced any malfunctions? [ ] Yes [X] No
Comments:

SELLER(S) INITIALS JRB

BUYER(S) INITIALS

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PROPERTY LOCATION: 2050 Dover Rd Epsom

- e. IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown  
 IF Yes, has a site assessment been done?  Yes  No  Unknown

SOURCE OF INFORMATION: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blown in	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6" BATTEN	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		_____	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		_____	<input type="checkbox"/>

**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown

IF Yes: Are tanks currently in use?  Yes  No

IF No: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.?  Yes  No Comments: \_\_\_\_\_

If tanks are no longer in use, have tanks been removed?  Yes  No  Unknown

**b. ASBESTOS - Current or previously existing:**

As insulation on the heating system pipes or ducts?  Yes  No  Unknown

In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown

In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown

If YES, Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

**d. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

**e. LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property?  Yes  No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

Comments: \_\_\_\_\_

**f. Are you aware of any other hazardous materials?  Yes  No**

If YES: Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS RB

BUYER(S) INITIALS \_\_\_\_\_

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PROPERTY LOCATION: 2080 Dover Rd Epsom

9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
d. Are you aware of any problems with other buildings on the property?
e. Are you receiving a tax exemption for this property for any reasons?
f. Is any part of this property in Current Use?
g. Is this property located in a Federally Designated Flood Zone?
h. Has the property been surveyed?
i. How is the property zoned? Commercial/Residential
j. Heating System Age: 5 yrs Type: Forced Hot/Air Fuel: Propane Tank/Location: Behind Building
k. Roof Age: 5 Type of Roof Covering: Architectural Asphalt Shingles
l. Foundation/Basement: Full Partial Other: none Type: Foot walls / Slab
m. Chimney(s) How Many? 1 Lined? yes Last Cleaned: Problems? none
n. Plumbing Type: PVC Age: 5
o. Domestic Hot Water: Age: 5 Type: Electric Gallons: 50
p. Electrical System Amps: 200 Circuit Breakers Fuses
q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
r. Pest Infestation: Are you aware of any past or present pest infestations?
s. Other (e.g. Alarm System, Irrigation System, etc.) Security System Camera's/motion Detectors Fire/Smoke Alarms

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS JRB

BUYER(S) INITIALS /

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PROPERTY LOCATION: 2080 Dover Rd Epson

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
Yes No

b. ADDITIONAL COMMENTS:
Loading Dock 20x40
Pole Barn is set on full concrete footings

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

James R. Bailey 10/19/06
SELLER DATE SELLER DATE

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER DATE BUYER DATE

WARRANTY DEED

749.00

KNOW ALL MEN BY THESE PRESENTS: That James R. Bailey and Kathy M. Bailey, husband and wife, of 380 White Oak Road, Barnstead, NH and Mark E. Raymond and Joffa M. Raymond, husband and wife, of 67 Range Road, Epsom, NH, and Michael G. Raymond and Edith L. Raymond, husband and wife, of 27 Suncook Valley HWY, Epsom, NH 03234 and Ronald A. Raymond, single, of P.O. Box 381, Epsom, NH 03234 for consideration paid grant Northeastern Forklift, Inc. of Route 4 & Dover Road, Epsom, NH 03234, as with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Epsom, County of Merrimack, State of New Hampshire, being Lot #14-2, as shown on a plan of land entitled "Concord Pathologist Professional Association Retirement Trust Fund", dated June 1987, scale 1"=100', drawn by Ernest E. Veinotte, recorded in the Merrimack County Registry of Deeds as Plan #10364.

Reference to said plan is being made for a more particular description.

Subject to rights of the State of New Hampshire to extend and maintain slope and embankment easements and construct drainage as shown on said plans.

Meaning and intending to describe and convey a portion of the premises conveyed to James R. Bailey, Kathy M. Bailey, Mark E. Raymond, Joffa M. Raymond, Michael G. Raymond, Edith L. Raymond and Ronald A. Raymond by deed of Stephen B. Darr Trustee of The Bankruptcy Estate of Romeo J. Soriano, Debtor dated 8/3/1995 recorded in Volume 1995, Page 63, Merrimack County Registry of Deeds.

The property is not the residence of the grantor and is not subject to homestead rights.

Executed this 22nd day of September, 2000.

*James R. Bailey*  
James R. Bailey

*Kathy M. Bailey*  
Kathy M. Bailey

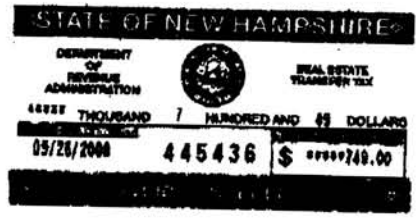
*Mark E. Raymond*  
Mark E. Raymond

*Joffa M. Raymond*  
Joffa M. Raymond

*Michael G. Raymond*  
Michael G. Raymond

*Edith L. Raymond*  
Edith L. Raymond

*Ronald A. Raymond*  
Ronald A. Raymond




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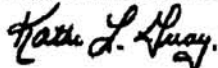
State of New Hampshire  
County of Merrimack

Then personally appeared before me this September 22, 2000,  
the said James R. Bailey, Kathy M. Bailey, Mark E. Raymond,  
Joffa M. Raymond, Michael G. Raymond, Edith L. Raymond and  
Ronald A. Raymond and acknowledged the foregoing to be their  
voluntary act and deed.

  
\_\_\_\_\_  
Notary Public / Justice of The Peace  
Commission expiration:

Catherine J. Bickert  
Notary Public / Justice of the Peace  
My Commission Expires July 31, 2001

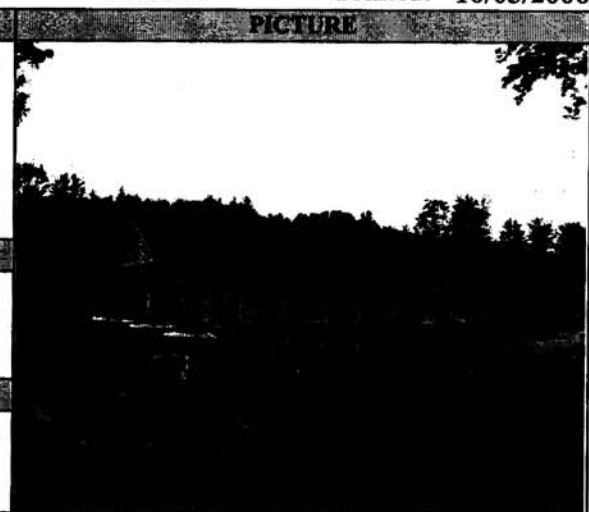
MERRIMACK COUNTY RECORDS

 Register

**OWNER INFORMATION**  
**NORTHEASTERN FORKLIFT, INC**  
 2080 DOVER  
 P.O. BOX 45  
 EPSOM NH 03234 0045

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor



**NOTES**  
 YELLOW; SHED-M=STO TRAILER; W/EMPLOYEE; STORE; POWER EQ & MOTORCYCLES; CNCRT SLB ATT TO BLDG;

**PERMITS**

Date	Permit ID	Permit Type	Notes
08/15/2004	1411	OCCUPANCY PERMIT	
06/10/2004	1411	ADDITION	PLUS \$230 FINE FOR START W/O PERMIT

**EXTRA FEATURES VALUATION**

Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
LEAN-TO	1,536	96 x 16	70	4.00	100	4,301	
CONCRETE SLAB	720	40 x 18	82	3.00	60	1,063	
PAVING	2,925	65 x 45	65	3.25	60	3,707	
SHED-METAL	240	30 x 8	127	5.00	40	610	
						<b>9,700</b>	



**TAXABLE DISTRICTS**

District	Percentage

**LAND VALUATION**

Land Type	Units	Base Rate	NC	Adj	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 ac	90,000	D	90	150	121,500	0	N	121,500	USE
COM/IND	0.523 ac	x 2,500	X	100	100	1,300	0	N	1,300	
						<b>2.523 ac</b>			<b>122,800</b>	<b>122,800</b>

**LISTING HISTORY**

04/28/2005	KCPM	10/07/2004	KMRL
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**SUMMARY OF VALUES**  
 Base Year: 2005

Building Value:	\$ 281,000
Features Value:	\$ 9,700
Taxable Land Value:	\$ 122,800

**CARD TOTAL**  
**\$ 413,500**

**PARCEL TOTAL**  
**\$ 413,500**

Zone: RES/COMM

Zone Minimum Acreage: 2.00

Map: 000U06

Lot: 000014

Sub: 000002

Card: 1 of 1

NORTHEASTERN FORKLIFT, INC

Printed: 10/05/2006

BUILDING SKETCH		BUILDING DESCRIPTION			
		<b>2001 STORE</b>			
		Roof: GABLE HIP/ASPHALT			
		Ext: VINYL SIDING			
		Int: DRYWALL			
		Floor: CARPET/CONCRETE			
		Heat: OIL/FA DUCTED			
		A/C: No			
		Bedrooms:	Baths: 1.0	Fixtures:	
		Base Rate: BCST			\$ 70.00
		Com. Wall:		Stories: 1.00 STORY FRAME	1.00
		Quality: A2 1.0920	Size Adjust: 0.9559		
		Building Square Foot Cost: \$ 73.07			
BUILDING SUB AREA DETAILS					
ID	Description	Area	Adj. Effect.		
GAR	GARAGE	1600	0.45 720		
FFF	FST FLR FIN	3200	1.00 3200		
SLB	SLB	3200	0.00 0		
OPF	OPEN PORCH FIN	342	0.25 86		
		<b>8,342</b>	<b>4,006</b>		
BUILDING MARKET COST NEW					
<b>\$ 292,718</b>					
DEPRECIATION					
Normal: AVERAGE		4 %			
Physical:					
Functional:					
Economic:					
Temporary:					
Total Depreciation:		4 %			
BUILDING DEPRECIATED VALUE					
<b>\$ 281,000</b>					