

General Information

*Property address: 184 Mammoth Road, Units 1-3, Londonderry, NH 03053

- * ☒ Property Type: Office/Medical/General commercial
- ☒ Access and Directions to property: I-93 Exit 4(NH-102) toward Derry/Londonderry. Left on Nashua Rd/102 for 2 mi. Right onto Apple Way of Londonderry/Mammoth Rd-128; 184 Mammoth is on the right.
- ☒ Full description of Lot or Property: One to three condominium units available for sale or lease. Configured with private offices (many with plumbing), open areas, offices, works spaces, kitchenette and 3 restrooms. Located in midst of many medical facilities, including Elliot at Londonderry, Parkland Rehab & and many more. While in close proximity to many other medical establishments, the unit can be certainly be utilized for many office uses or general commercial uses. Huge parking lot, excellent signage, too. Property is located just about on corner of Route 128 and 102 and off of Exit 4, I-93. Units can be purchased separately, together or two adjacent units.
- *❖ ☒ Lot #: Map 006, Lot 072C, Units 2A, 2B, & 2C
- * ☒ Pricing: \$105,900 - 1 (2A), \$101,600 - 2 (2B), \$159,200 - 3(2C), \$366,700 for all three units. For lease: 1, 2 and 3 (2A,(\$843.75) 2B,(\$791.25) 2C (\$1657.50)): \$9 NNN. If leased together, \$7 NNN.

Site Data

- *❖ ☒ Lot Size: 1.21 Acres
- *❖ ☒ Frontage: Primary Road: 241' on Rt 128 (Mammoth Rd) Secondary Road: 292' (Buttrick)
- *❖ ☒ Square Footage of Structure(s): Total building (including other condos):8,650 +/- SF. Unit Size: 2A: 1,125 +/-, 2B: 1,055 +/-, 2C: 2,120 +/-, Units 1 and 2 combined: 2,180 +/- SF, Units 2 and 3 combined: 3,175 +/- SF. Total for all three units: 4,300 SF +/-.
- *∇ ☒ Number of Floors: One
- *❖ ☒ Sewage: Private
- ❖ ☒ Gas: ☐ Propane ☐ Natural NONE
- * ☒ Water: ☒ Well ☐ Municipal
- ∇ ☒ Number of Bathrooms: Unit 1: One, Unit 2: One, Unit 3: One.
- ∇ ☒ Basement: None-
- ∇ ☒ Included: Furniture: If any exists, neither the condition or functionality is represented by Owner. 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: 26 +/- spaces on lower parking area, 30 +/- spaces on upper lot (estimated/approximated)
- ∇* ☒ Number of docks: _____ Door height: _____ ☒ NA
- ∇* ☒ Number of drive-in doors: _____ Door height: _____ ☒ NA
- ∇* ☒ Communications network: (DSL, cable, phone line only, etc.) High-Speed is assumed. Tenant/Buyer to verify with their preferred provider.
- *❖ ☒ Zoning: Commercial C-1 ☐ Permitted Uses: See Town Links for information
- ❖ ☒ Signage: Signage is allowed on street as town permits; Building signage need to get permission from the others.

- *❖ ☒ Traffic count report: closest number: _____ where: see town listing information sheet

Building Construction

- *❖ ☒ Age of Building(s): 1985
- *∇ ☒ Type of Construction: Wood
- *∇ ☒ Ceiling Height: _____ ☒ Varied
- *∇ ☒ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): wood siding
- *∇ ☒ Floors (Carpeted, concrete, tile, etc.) Many areas of carpet and VCT tile.
- *❖ ☒ Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle
- *❖ ☒ Lighting: Mostly fluorescent

Building Services

- *❖ ☒ Heat Source (Fuel)/Heat Type: Electric / Forced hot air heat pumps

- *❖ ☒ Air Conditioning Source/Type: Central
- *▽ ☒ Handicapped Access: Units are on first floor with large restrooms in some units.
- *▽ ☒ Alarm Service: If alarm 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.
- *▽ ☒ Sprinklers: ☐ Wet ☐ Dry None: X
- *❖ ☒ Electrical Service: Each unit has own service.
- ☒ Additional Features: _____

Additional Information

- *▽ ☒ NNN amount: ☐ NA Nets include: Total: \$7.45 PSF. Condo Fees: \$5.60/sqft, Taxes: \$1.85/sqft
- ☒ Association Fees: 184 Mammoth Road Unit 3 - \$1,008.25, 184 Mammoth Road Unit 2 – \$503.87, 184 Mammoth Road Unit 1 - \$503.87. ☐ NA
- *❖ ☒ Taxes: Please separate them out for each unit. *This is estimate using tax rate and assessed value. Please update once official amount or bill is received. Unit 1 (2A): \$2,309, Unit 2: \$2,215, Unit 3: \$3471 per year. For year:2018
- *❖ ☒ Deed: Book: 5846 Page: 0078 Date: 08-17-17 Not available:
- ❖ ☒ Area:
 - o Other businesses: The Coach Stop, Dunkin Donuts, CVS, Mr. Steer Meats
 - o Transportation: I-93 Exit 4
 - o Local improvements: I-93 Widening
 - o Other area notables: _____

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