

RETAIL FOR SALE

4800SF RETAIL IN HIGH TRAFFIC LOCATION

245 Stage Road, Hampstead, NH 03841



SALE PRICE:	\$850,000
LOT SIZE:	1.35 Acres
BUILDING SIZE:	4,800 SF
YEAR BUILT:	1997
ZONING:	C2- Commercial Industrial
MARKET:	New Hampshire
SUB MARKET:	Salem
CROSS STREETS:	Route 111 & Route 121

PROPERTY OVERVIEW

Strategically located at the junction of Route 111 and Route 121, (Stage Road), this 4,800sf building is ideally suited for auto sales and service, but can be used for a variety of retail and service-related businesses. Buildout is approximately 1200sf in the front demised as a showroom, 900sf private offices and 2700sf garage area in the rear through four large 10'X14' overhead doors with attic storage. Very large lot in front, side, and rear of building for vehicle sales.

Significant frontage and visibility from high traffic Route 111 (180') & Route 121 (190'). Combined traffic counts are in excess of 18,000 AADT per NHDOT. Large pylon sign on Route 121 offers great visibility.

Prospective buyers should conduct due diligence as to all measurements and suitability for the buyer's intended purchase. Information was obtained from owner and public records.

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRANCESCO
Commercial Advisor
O: 800.281.1316
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://faulknercommercial.com>

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245 Stage Road, Hampstead, NH 03841



PROPERTY NAME: 4800sf Retail in High Traffic Location

STREET ADDRESS: 245 Stage Road

CITY, STATE, ZIP: Hampstead, NH 03841

PROPERTY TYPE: Retail

APN: 006-0044

GROSS LEASABLE AREA: 4,800 SF

ZONING: C2- Commercial Industrial

YEAR BUILT: 1997

NUMBER OF STORIES: 1

FOUNDATION: Concrete Slab

ROOF: Asphalt Shingle

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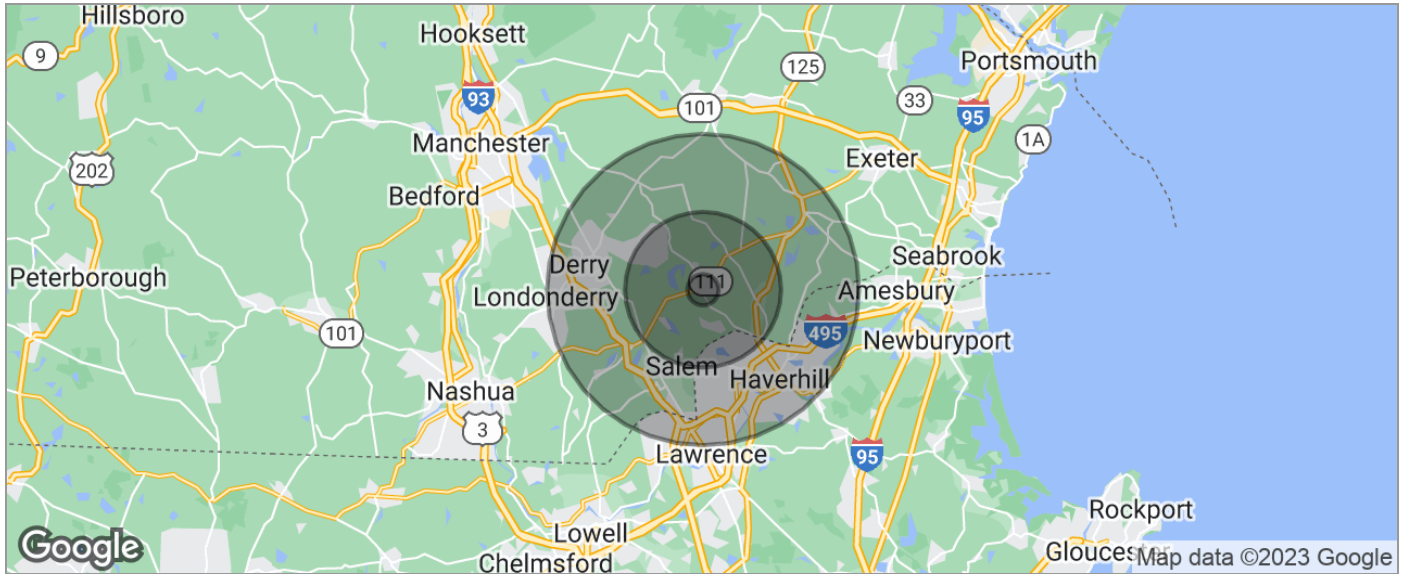
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,975	49,563	281,919
MEDIAN AGE	44.5	42.2	38.4
MEDIAN AGE (MALE)	43.8	41.5	37.5
MEDIAN AGE (FEMALE)	45.5	42.9	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	755	18,423	105,165
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$100,481	\$101,279	\$81,520
AVERAGE HOUSE VALUE	\$409,821	\$355,547	\$319,495
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.3%	96.3%	84.2%
% BLACK	0.7%	0.6%	1.9%
% ASIAN	1.9%	1.5%	2.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.0%	0.1%
% OTHER	0.1%	0.4%	9.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.9%	1.5%	13.9%

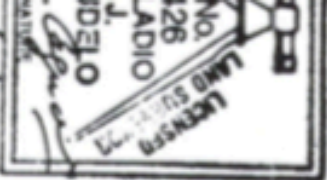
* Demographic data derived from 2020 ACS - US Census

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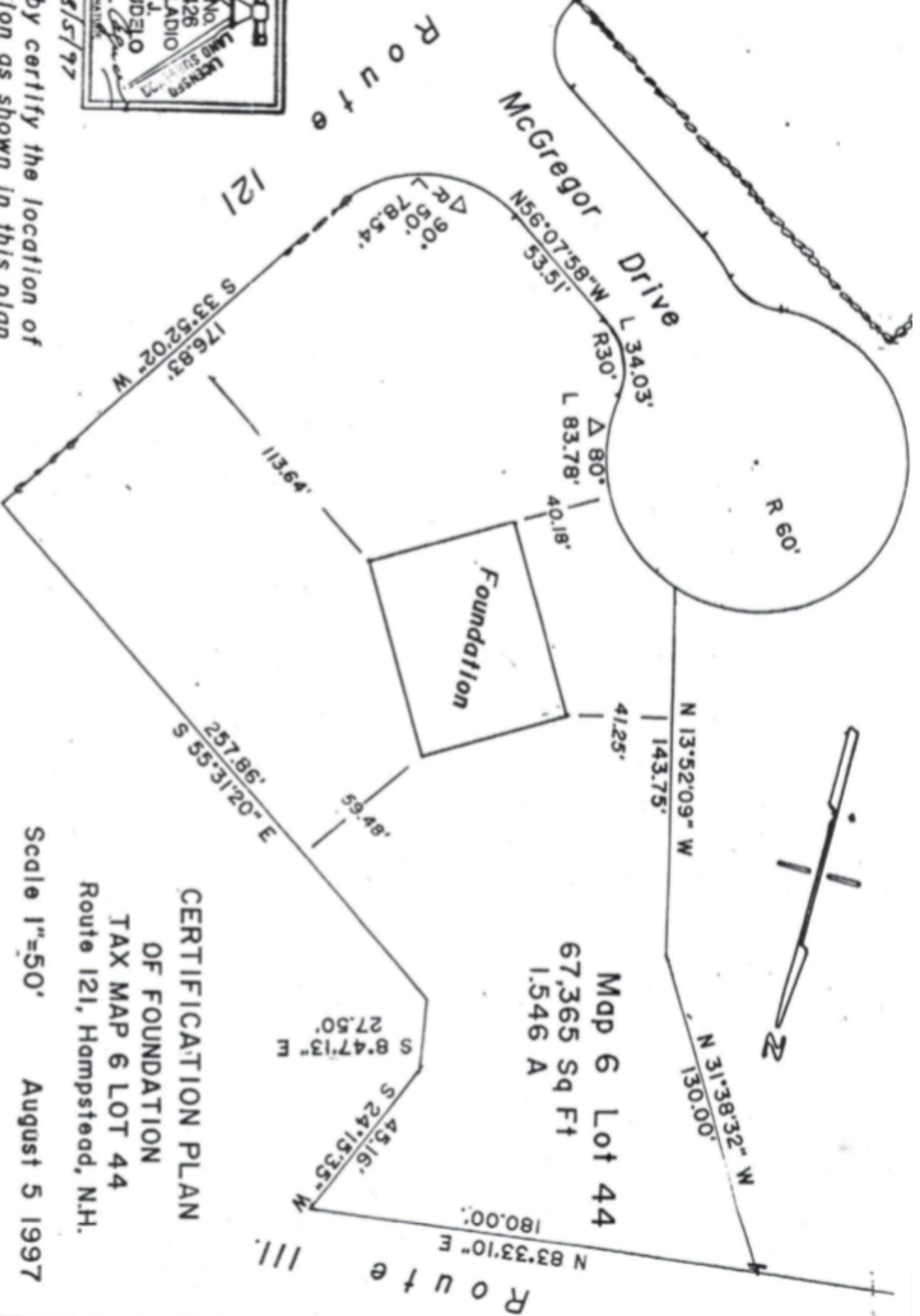
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by certify the location of
ion as shown in this plan
ng to setback regulations
TOWN OF HAMPSHIRE NH



CERTIFICATION PLAN
OF FOUNDATION
TAX MAP 6 LOT 44
Route 121, Hampstead, N.H.

Scale 1"=50' August 5 1997

Map: 000006

Lot: 000044

Sub: 000000

Card: 1 of 1

245 STAGE RD

HAMPSTEAD

Printed:

10/22/2019

OWNER INFORMATION				SALES HISTORY				PICTURE	
245 STAGE ROAD, LLC				Date	Book	Page	Type	Price Grantor	
29 WINSLOW DR				08/01/2008	4940	0503	U I 99	431,800 FENNELL, DANIEL	
ATKINSON, NH 03811				11/13/2007	4861	1093	U I 38	FENNELL, SANDRA	
				02/23/2005	4440	1509	U I 38	SAN FEN, LLC	
				03/29/2002	3747	0875	Q 1	570,000 MAIN, DONALD R	
				06/30/1997	3222	0417	Q 1	150,000 POPE HOUSING, INC.	
LISTING HISTORY				NOTES					
05/14/09 GO INT - SALE REVIEW				4/98 NEW BLDG 100% KC 09/07 CORRECT SKETCH					
09/12/07 RD 1/4 REVIEW - EXT									
08/21/00 DOM									
04/07/98 KC									
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes			
PAVING	27,900		61	1.00	60	10,211			
OH DOORS	2		100	3,500.00	100	7,000			
						17,200			
HAMPSTEAD ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2017	\$ 200,600		\$ 17,200		\$ 251,900				
					Parcel Total: \$ 469,700				
2018	\$ 200,600		\$ 17,200		\$ 251,900				
					Parcel Total: \$ 469,700				
2019	\$ 197,800		\$ 17,200		\$ 335,000				
					Parcel Total: \$ 550,000				
LAND VALUATION									
Zone: C2 COMMERCIAL				Minimum Acreage: 1.00		Minimum Frontage: 150			
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem
COM/IND	1,000 ac	255,000	H	130	100	100		100	331,500
COM/IND	0.350 ac	x 10,000	X	100				100	3,500
						335,000			
						335,000			
LAST REVALUATION: 2019									
				Site:	Driveway:		Road:		

Map: 000006

Lot: 000044

Sub: 000000

Card: 1 of 1

245 STAGE RD

HAMPSTEAD

Printed: 10/22/2019

PICTURE



OWNER

245 STAGE ROAD, LLC
29 WINSLOW DR
ATKINSON, NH 03811

TAXABLE DISTRICTS

District Percentage

PERMITS

Date Permit ID Permit Type Notes

BUILDING DETAILS

Model: 1.00 STORY FRAME COMMERCIAL
Roof: GABLE HIP/ASPHALT
Ext: STN ON MASONRY
Int: AVERAGE FOR USE/DRYWALL
Floor: CONCRETE/LINOLEUM OR SIM
Heat: GAS/FA NO DUCTS
Bedrooms: Baths: 0.5 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A2 AVG+20
Com. Wall: MASONRY, 12 FT. 1.0000
Size Adj: 1.0143 Base Rate: CIG 50.00
Bldg. Rate: 1.0954
Sq. Foot Cost: \$ 54.77

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	2700	0.45	1215
COF	COM OFFICE	900	1.75	1575
FFF	FST FLR FIN	1200	1.00	1200
OPF	OPEN PORCH FIN	450	0.25	113
		5,250		4,103

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 224,721
Year Built: 1997
Condition For Age: AVERAGE 12 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 12 %
Building Value: \$ 197,800

Town of Hampstead

11 Main Street
PO Box 298
Hampstead, NH 03841

Office Hours

MON 7am-7pm, TUE, WED, THU 7am-4pm
FRI 7am - 12noon
(603) 329-4100

245 STAGE ROAD, LLC
29 WINSLOW DR
ATKINSON, NH 03811

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000006 000044 000000
Printed Wednesday, March 11, 2020
Interest Calculated As Of 03/11/2020

Map Lot Sub: 000006 000044 000000

Invoice: 2019P01000202		Acres: 1.35	Location: 245 STAGE RD		
		Bill Amount: \$ 5,993.00	Due Date: 07/01/2019		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
06/21/2019	Payment of \$5,993.00 (#TXSRVCPYMT Paid By: ENTERPRISE BANK & TRUST	(\$ 5,993.00)	\$ 0.00	\$ 0.00	\$ 0.00
Per Diem: 0.0000		Total Due For Invoice 2019P01000202:			\$ 0.00

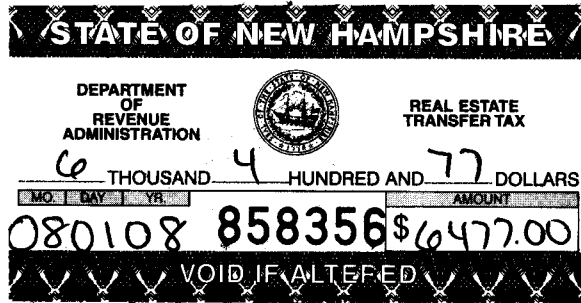
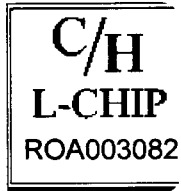
Invoice: 2019P02000202		Acres: 1.35	Location: 245 STAGE RD		
		Bill Amount: \$ 5,552.00	Due Date: 12/09/2019		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
12/04/2019	Payment of \$5,552.00 (#TXSRVCPYMT Paid By: ENTERPRISE BANK & TRUST	(\$ 5,552.00)	\$ 0.00	\$ 0.00	\$ 0.00
Per Diem: 0.0000		Total Due For Invoice 2019P02000202:			\$ 0.00

Total Due For Parcel 000006 000044 000000: \$ 0.00

Per Diem: 0.0000 Total Due For All Parcels: \$ 0.00

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water



Box: Amy F. Munk

WARRANTY DEED

THAT Daniel P. Fennell, having a mailing address of P.O. Box 100, E. Hampstead, NH 03826

FOR CONSIDERATION PAID, and in full consideration of Four Hundred Thirty One Thousand Eight Hundred (\$431,800.00) Dollars,

GRANT TO 245 Stage Road, LLC, a limited liability company authorized to do business in New Hampshire and having an address of 29 Winslow Drive, Atkinson, New Hampshire 03811

PROPERTY ADDRESS: Lot 44, 245 Stage Road, Hampstead, NH 03841

with WARRANTY COVENANTS

A certain parcel of land, with the buildings thereon, located in the Town of Hampstead, Rockingham County, State of New Hampshire, on the Northerly side of Route 121 (so-called), more particularly described on a plan entitled "Amended Sub-division Plan, Brook Office Park, Route 121, Hampstead, N.H." Scale: 1"=50', Dated: March 1997, prepared by H.J. Agudelo, approved by the Hampstead Planning Board, and recorded in the Rockingham County Registry of Deeds as Plan No. D-25538, and further described as follows:

- (1) Beginning at a point at McGregor Drive as shown on said plan at the corner of Lot 44 and Lot 103 as depicted; thence
- (2) Running along McGregor Drive and along a proposed 20' wide drainage easement as described on said plan delta angle 80° 00' 00", a radius of 60.00', an arc of 83.78, a tangent of 50.35, a chord of 77.13, with a chord bearing S 31° 08' 58" East to a point; thence

0382224

2008 AUG -1 PM 2:33

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

PREMISES ADDRESS: 245 Stage Road, Hampstead, NH 03841

- (3) Running along said McGregor Drive (towards Route 121) delta angle $64^{\circ} 59' 00''$, a radius of 30.00, an arc of 34.03, a tangent of 19.11, a chord of 32.23, with a chord bearing $S 23^{\circ} 38' 28'' E$, along said McGregor Drive; thence
- (4) Running $S 56^{\circ} 07' 58'' E$, a distance of 53.51' along said proposed drainage easement to a point; thence
- (5) Turning and running along Route 121, delta angle, $90^{\circ} 00' 00''$, a radius of 50.00, an arc of 78.54, a tangent of 50.00, a chord of 70.71, with a chord bearing $N 78^{\circ} 52' 02''$ to Route 121; thence
- (6) Turning and running along said Route 121, $N 33^{\circ} 52' 02'' E$ a distance along remnants of a stone wall and a break in said stone wall 176.83', to a drill hole at land now or formerly of Frederick, Anna, and Charlotte Valente and running along a stone wall, $N 55^{\circ} 31' 20'' W$. 257.86' to a drill hole; thence
- (7) Turning and running along said land of Valente $N 08^{\circ} 47' 13'' W$, 27.50' to a point; thence
- (8) Running still along said Valente land $N 24^{\circ} 15' 35'' E$, 45.16' to a drill hole and continuing $N 24^{\circ} 16' 39'' E$, 23.26' to Route 111, $S 83^{\circ} 33' 10'' W$, 180.00' to Lot 103 as shown on said plan; thence
- (9) Turning and running $S 31^{\circ} 28' 32'' E$, 130.00' to a point; thence
- (10) Running along said Lot 103, $S 13^{\circ} 52' 09'' E$, 143.75' to the point of beginning.

Being shown as Lot 44 as depicted on said plan and containing 67,365 square feet, more or less.

Subject to slope easements to the State of New Hampshire as recorded in Book 1437, Page 221 and in Book 1791, Page 22.

Subject to a drainage easement and well protective radius as shown on Plan No. D-20200.

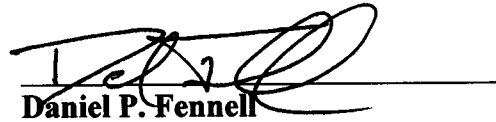
Subject to a drainage easement as shown on Plan No. D-25538.

THIS IS NOT HOMESTEAD PROPERTY.

Being the same premises conveyed to Daniel P. Fennell by deed of John E. Hughes, Trustee of the Sandra Fennell 2005 Revocable Trust, dated November 9, 2007, duly recorded in the Rockingham County Registry of Deeds, Book 4861, Page 1093.

[Signatures next page]

Witness Our hand(s) and seal(s) this 31st day of July, 2008.



Daniel P. Fennell

THE COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss

July 31, 2008

Then personally appeared the above named **Daniel P. Fennell** who proved to me through satisfactory evidence of identification which were drivers license and acknowledged the foregoing instrument to be free his act and deed, before me.


Barbara A. Frechette
Notary Public
My Commission Expires: 11/26/2010



NEW HAMPSHIRE REAL ESTATE COMMISSION

64 South Street, Concord, NH 03301 Tel.: (603) 271-2701

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

*This form shall be presented to the consumer at the time of first business meeting,
prior to any discussion of confidential information*

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

**For more information about real estate relationships,
please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: **Janet Ryan Faulkner, Director**

Licensee

Date

Keller Williams Realty Success

Name of Real Estate Brokerage Firm

(Licensees Initials) Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

7/19/11

(Page 1 of 2)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.