

Prime Office/ Medical Condo for Sale



360 Route 101 - Unit 10

Bedford NH

Property Features

- Total building size 5,016± SF
- Various allowable uses
- Abundant spaces in various parking pods
- Easy access to I-293, I-93, Rt 3, and Rt 101

SALE PRICE: \$439,999

Matt Robinson

+16036372247

mrobinson@nainorwoodgroup.com

Louise Norwood

+16036571932

louise@nainorwoodgroup.com



CLICK FOR A VIDEO TOUR:

[MAIN LEVEL](#)

[LOWER LEVEL](#)

NAINorwood Group

116 South River Road
Bedford NH 03110
+1 603 668 7000
nainorwoodgroup.com

360 Route 101- Unit 10



Attractive two story, office condominium with much character and stylish panache that has something of a home like feel offered fully furnished. This unique park has been an office/medical staple for several decades filling the business needs of local individuals all within a park like setting with many walking and picnicking opportunities. A host of retail and eateries are conveniently located in around Pine Tree Place with a local Hannaford's grocery store next door. The complex has excellent excess at a lighted intersection along the busy Route 101 corridor to the Amherst/Milford area. A jewel within a serene, atmospheric park.

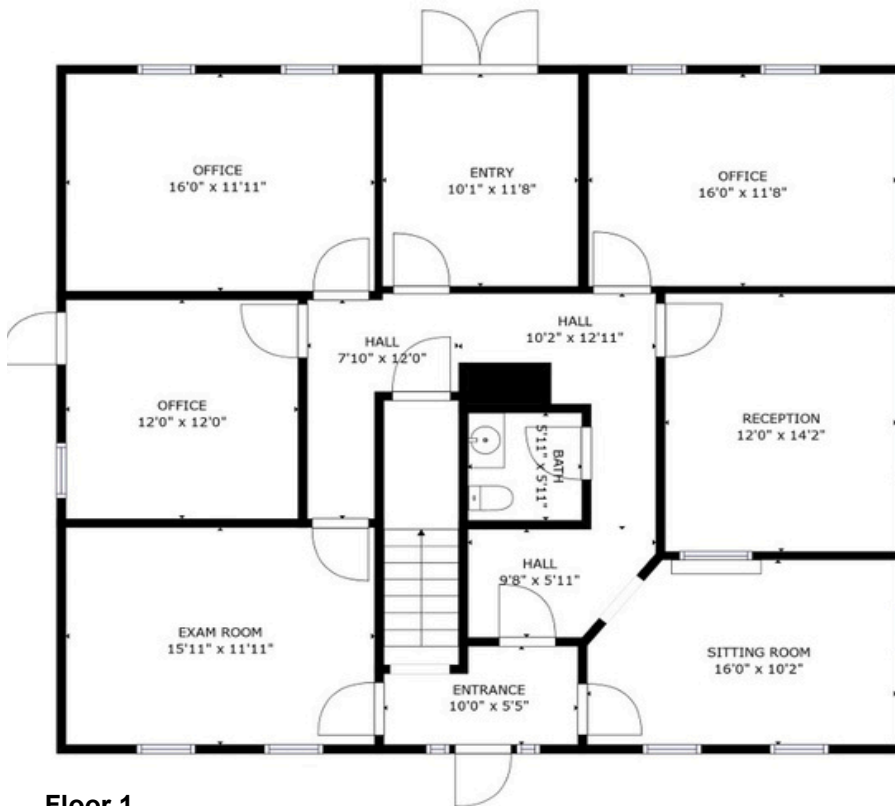


SALE PRICE: \$439,999

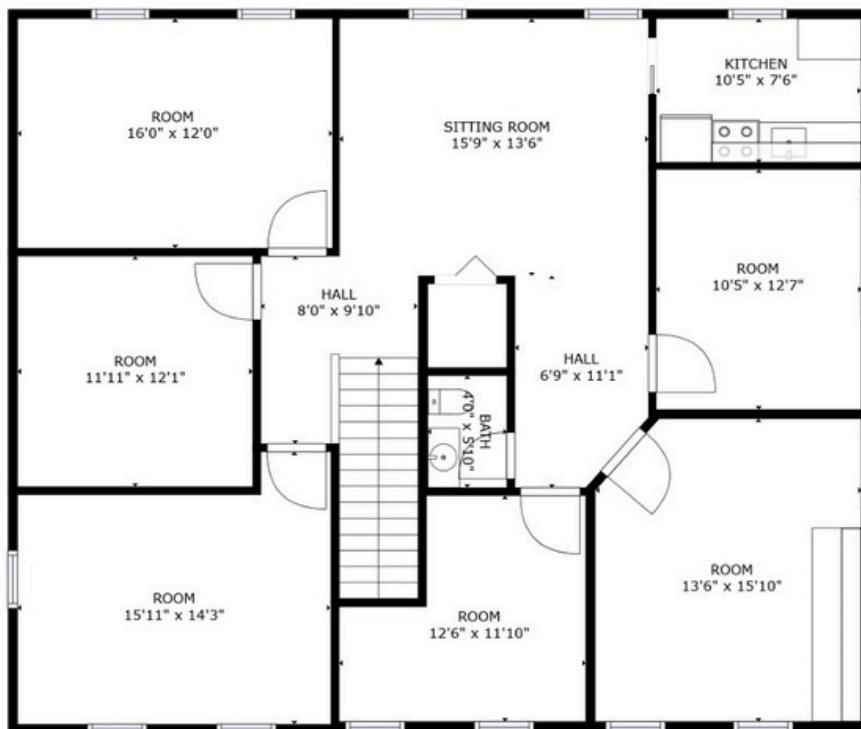
NAINorwood Group

116 South River Road
Bedford NH 03110
+1603 6687000
nainorwoodgroup.com

Floor Plan



Floor 1



Floor 2

Tax Card

360 ROUTE 101 #10

Location 360 ROUTE 101 #10

Mblu 31/ 1/ 3/ 10/

Acct#

Owner CRESTVIEW CAPITAL PARTNERS LLC

Assessment \$370,800

PID 4930

Building Count 1

topoTopography ,

Utility Well, Public Sewer

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$370,800	\$0	\$0	\$0	\$370,800

Owner of Record

Owner CRESTVIEW CAPITAL PARTNERS LLC
C/O LINDSAY GOLDBERT LLC
Address 320 1ST STREET NORTH SUITE 712
JACKSONVILLE BEACH, FL 32250

Sale Price \$6,000
Certificate
Book & Page 9007/2493
Sale Date 09/18/2017
Instrument 1B
Qualified U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CRESTVIEW CAPITAL PARTNERS LLC	\$6,000		9007/2493	1B	09/18/2017
CEDM LEASING, LLC	\$350,000		6568/2655	00	01/23/2002
MOSHER KENNETH W	\$170,000		5473/0747	1N	09/21/1993
FEDERAL DEPOSIT INSURANCE CORP	\$208,000		5336/1507	1L	05/05/1992
CROWLEY RICHARD P	\$351,800		4621/0148	00	02/16/1988

[Click here for more information.](#)

Building Information

Building 1 : Section 1

Year Built: 1987

Tax Card

Living Area: 3,344
Replacement Cost: \$806,145
Building Percent Good: 46
Replacement Cost Less Depreciation: \$370,800

Building Attributes	
Field	Description
Style:	Condo Office
Model:	Com Condo
Stories:	2
Grade:	Average
Occupancy:	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1:	Carpet
Interior Floor 2:	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	0
Ttl Half Bths:	2
Xtra Fixtres:	
Total Rooms:	15
Bath Style:	
Kitchen Style:	
Kitchen Type:	00
Kitchen Func:	00
Primary Bldg Use:	
Htwlr Type:	00
Atypical:	
Park Type:	N
Park Own:	N
Park Tandem:	N
Fireplaces:	
Num Part Bedrm:	
Base Flr Pm:	
Num Park:	00
Pct Low Ceiling:	
Unit Loon:	
Grade:	Average +10
Stories:	1

Building Photo



(<https://images.vgsi.com/photos/BedfordNHPhotos/100100161167.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4930&bid=4994)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,672	1,672
FUS	Upper Story, Finished	1,672	1,672
UBM	Basement, Unfinished	1,672	0
		5,016	3,344

Tax Card

Residential Units:	1
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	24
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 3401	Size (Acres) 0
Description OFF CONDO	Frontage 0
Zone CO	Depth 0
Neighborhood	Assessed Value \$0
Alt Land Appr No	
Category	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$370,800	\$0	\$0	\$0	\$370,800
2022	\$365,100	\$0	\$0	\$0	\$365,100
2021	\$365,100	\$0	\$0	\$0	\$365,100

DEED

EDUC # 1044000 Sep 10, 2017 11:10 AM
Book 9007 Page 2493 Page 1 of 4
Register of Deeds, Hillsborough County
Carmela O. Caughlin

C/H
L-CHIP
HIA416832

Return to:
Crestview Capital Partners, LLC



WARRANTY DEED

CEDM Leasing LLC, a New Hampshire Limited Liability Company, with an address of 360 Route 101 #10, Bedford, NH 03110,

for consideration paid

Grants to Crestview Capital Partners, LLC, a Delaware Limited Liability Company, with a mailing address of c/o Lindsay Goldberg LLC, 630 Fifth Avenue, 30th Floor, New York, NY 10111

with Warranty Covenants, a certain condominium unit in the Pine Tree Place Office Condominium, situate in Bedford, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

Unit 10 as defined, described and identified in The Pine Tree Place Office Condominium Declaration dated May 1, 1987 and recorded in the Hillsborough County Registry of Deeds in Book 4131, Page 113, as amended (hereinafter "Declaration") and on certain floor plan recorded November 30, 1987 as Plan #21478 with respect to The Pine Tree Place Office Condominium, and a site plan recorded in the Hillsborough County Registry of Deeds, November 30, 1987 as Plan #21478 (hereinafter "the Plans"). See also Plan #21682.

Also conveying an undivided 5.7 percentage interest in the Common Area, including the Limited Common Area as defined, described and identified in the Declaration and on the Plan.

Also conveying all of the rights and easements applicable to Unit Owners at The Pine Tree Place Office Condominium as more particularly set forth in the Declaration.

Subject to any and all matters as shown on Plan 21478 and 21682.

Subject to N.H. RSA 356-B, as amended.

Subject to the Declaration of Condominium recorded in said Registry of Deeds in Volume 4131, Page 113, as amended in Volume 4349, Page 317, Volume 4394, Page 301, Volume 4394, Page 305, Volume 4529, Page 68, Volume 4858, Page 270, Volume 5251, Page 1072, Volume 5255, Page 511, Volume 5560, Page 21, Volume 6589, Page 2272 and Volume 7613, Page 1000.

Subject to Condominium Bylaws recorded in said Registry of Deeds in Volume 4131, Page 132, as amended.

Subject to such condominium rules as are adopted.

Subject to an easement to New England Telephone and Telegraph Company recorded in said Registry of Deeds in Volume 3352, Page 108.

Subject to easements to New England Telephone and Telegraph Company and Public Service Company of New Hampshire recorded in said Registry of Deeds in Volume 3235, Page 146 and in Volume 3900, Page 26.

Subject to slope and embankment rights to State of New Hampshire recorded in said Registry of Deeds in Volume 1303, Page 482.

Subject to Notice of Condemnation and Drainage Easement to the State of New Hampshire dated January 30, 2008 and recorded in Book 7946, Page 486.

Subject to easement to Town of Bedford for road widening, slope and drainage dated April 23, 2007 and recorded in Book 7905, Page 381.

Subject to Notice of Lease by and between CEDM Leasing, LLC and The Center for Eating Disorders Management, Inc., dated January 22, 2002 and recorded in Book 6568, Page 2703.

Meaning and intending to describe and convey the same premises conveyed to CEDM Leasing, LLC by Warranty Deed from Kenneth W. Mosher, dated January 22, 2002 and recorded in Book 6568, Page 2655 of the Hillsborough County Registry of Deeds.

360 Route 101 #10, Bedford, NH 03110

DEED

Book 9007 Page 2495 Page 3 of 4

Executed this 8th day of September, 2017.

CEDM Leasing LLC

Kathleen M. Corkery
By: Kathleen M. Corkery
Its: Managing member

STATE OF NH

County of Hillsborough

The foregoing Warranty Deed was acknowledged before me on this 8 day of September, 2017 by Kathleen M. Corkery duly authorized on behalf of CEDM Leasing LLC, and acknowledged that he/she/they executed the same for the purposes contained therein.



KRISTEN M. BEALS
Notary Public - New Hampshire
My Commission Expires June 10, 2020

Kristen M. Beals
Notary Public/Justice of the Peace
My commission expires:

DEED

Book 9007 Page 2496 Page 4 of 4

Executed this 15 day of September, 2017.

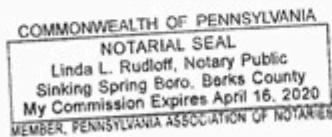
CEDM Leasing LLC

Laura J. Clauss
By: Laura J. Clauss
Its: managing member

STATE OF PENNSYLVANIA

County of BERKS

The foregoing Warranty Deed was acknowledged before me on this 15 day of September, 2017 by LAURA J. CLAUSS, duly authorized on behalf of CEDM Leasing LLC, and acknowledged that he/she/they executed the same for the purposes contained therein.



Linda L. Rudloff
Notary Public/Justice of the Peace
My commission expires: 04/16/2020

Tax Statement

Town of Bedford



RECEIPTS

Year/Bill	2023 4729	Payment	Effective Date	07/03/2023
Category	20 Real Estate		Entry Date/Time	07/03/2023 13:47
Receipt	333426		Clerk	293amu1r
Amount	3,212.88		Department	03 FIN
Batch	14863		Source	Payment Entry
Transaction	16618 533109		GL Eff. Date	07/03/2023
Customer	31-1-3-10 CRESTVIEW CAPITAL PARTNERS LLC		Posted Date	07/06/2023
Property Code			Yr/Per/Jnl	2023 07 26
Web Transaction?	N		Batch Status	Completed
External Batch			Reversal Status	Not Reversed
Reference			Reason	Voided? N
Receipt Comment			Receipt Memo	Refrsh Mental Health

Seq.	Pmt. Method	Check/Card	Applied Amount	Deposit	Paid By	Pay Date
	Total Amount					Clear Date
1	CHECK	71694873	3,212.88		16618	07/03/2023
	3,212.88	3,212.88				

Line	Charge	Description	Principal Paid	Interest Paid
1	TXRP	TAX REAL PROPERTY	3,212.88	0.00

Inst.	Principal Paid	Interest Paid
1	3,212.88	0.00

Town of Bedford



RECEIPTS

Year/Bill	2023 4729	Payment	Effective Date	12/13/2023
Category	20 Real Estate		Entry Date/Time	12/18/2023 09:05
Receipt	345677		Clerk	293amu1r
Amount	2,274.96		Department	03 FIN
Batch	15624		Source	Lockbox Processing
Transaction	16618 685851		GL Eff. Date	12/13/2023
Customer	31-1-3-10 CRESTVIEW CAPITAL PARTNERS LLC		Posted Date	12/18/2023
Property Code			Yr/Per/Jnl	2023 12 80
Web Transaction?	N		Batch Status	Completed
External Batch			Reversal Status	Not Reversed
Reference			Reason	Voided? N
Receipt Comment			Receipt Memo	Lockbox

Seq.	Pmt. Method	Check/Card	Applied Amount	Deposit	Paid By	Pay Date
	Total Amount					Clear Date
1	BANK XFER		2,274.96		16618	12/18/2023
	2,274.96	2,274.96				

Line	Charge	Description	Principal Paid	Interest Paid
1	TXRP	TAX REAL PROPERTY	2,274.96	0.00

Inst.	Principal Paid	Interest Paid
2	2,274.96	0.00

Condo Invoice

CPManagement, LLC
11 Court Street, Suite 100
Exeter, NH 03833



REFRESH MENTAL HEALTH
360 ROUTE 101, UNIT #10
BEDFORD, NH 03110

INVOICE

PINE TREE PLACE OFFICE CONDOMINIUMS

Summary of Charges:

Description	Amount
Previous Balance	0.00
CONDO FEES	1153.74
Total Due	1153.74

Due Date: 05/01/2024

Unit: 01-10

Invoice: S000006472

Make Check Payable to:

PINE TREE PLACE OFFICE CONDOMINIUM ASSOC

Mail Check to:

C/O CPMANAGEMENT, LLC
11 COURT STREET, SUITE 100
EXETER, NH 03833

Please direct inquiries regarding your account to: CPManagement, LLC Tel: 603-778-6300

Sellers Disclosure

DocuSign Envelope ID: 8B2B48CB-BD6F-4DC3-8105-DCD1981CD3A1

Property Address 360 Route 101, Unit 10
Bedford, NH 03110



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Well water
Location: N/A
Malfunctions: unknown
Date of Installation: unknown
Date of most recent water test: unknown
Problems with system: unknown

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Size unknown
Type of system: Septic
Location: N/A
Malfunctions: unknown
Age of system: unknown
Date most recently serviced: unknown
Name of Contractor who services system: unknown

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Last Revised 2/9/18

Sellers Disclosure

Property Address 360 Route 101, Unit 10
Bedford, NH 03110

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?

Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): unknown

Type: unknown

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☒ No ☐

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☒

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☒

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☒ No ☐

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Sellers Disclosure

Property Address 360 Route 101, Unit 10
Bedford, NH 03110

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 360 Route 101

Unit Number (if applicable): 10

Town: Bedford

Refresh Management, LLC

DocuSigned by:
By: Adam Wilford
Name: Adam Wilford
Date: 5/28/2024

SEE SIGNATURE BLOCK TO THE RIGHT

SELLER

Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

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Last Revised 2/9/18

NEW FIDELITY 145 South River Road Bedford, NH 03110

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Printed

360 Rt 101 Unit 10, Bedford NH

PRESENTED BY:

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