

The Granary of Derry

Retail/Office Units for Lease

16 Manning St., Derry, NH



Be a part of a renovated historical part of Derry. Completely updated with modern amenities, but many features of the original building have been preserved. Located on Rte 102 (Broadway), just off of Exit 4, I-93. Units from 480 SF to 2000 + SF featuring ground level entrances with storefront visibility. Great for retail, office or professional uses. Central AC & sprinkler system. Price excellent for a NNN lease, but these unbelievable rates are for modified gross leases (tenant only pays separately metered utilities). Located near many municipal services, local restaurants, banks, & convenience businesses. Each unit has a designated sign area which matches colonial architecture. Plenty of parking in front of units as well as surrounding building.



BERKSHIRE HATHAWAY
Verani Realty
Commercial

Scott Reiff

Berkshire Hathaway Verani Realty

Direct: 603-845-9972

Email: Scott.Reiff@Verani.com

Corporate Office: 603-845-2500



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General Information

*Property address: 16 Manning St., Derry, NH 03038

* ☒ Property Type: Retail/office

☒ Access and Directions to property: I-93 to Exit 4. Route 102 East toward Derry. Manning Street is approximately 1 mile down on left.

☒ Full description of Lot or Property: THE GRANARY OF DERRY - Be part of a modern renovated historical piece of Derry. Located on Route 102 (Broadway) in Derry, just off of Exit 4, I-93. Property consists of numerous units from 480 SF up to multiple units of 2000 + SF. All units feature 1st floor ground level private entrance with great "storefront" visibility. This visibility great for retail, but location & configuration equally good for office or professional uses. Units feature central AC & sprinkler system. Price would be a good price for a NNN lease, but these unbelievable rates are for modified gross leases (tenant only pays separately metered utilities). Located near many municipal services as well as local restaurants, banks, & convenience businesses. Plenty of parking in front of units as well as surrounding building.

☒ Lot #: 300-51

* ☒ Pricing: See individual units

Site Data

* ☒ Lot Size: .72 acres

* ☒ Frontage: Primary Road: 289.16' Secondary Road: _____

* ☒ Square Footage of Structure(s): 24,148 SF Unit Size: See individual units

▽ ☒ Number of Floors: Building has three floors, but all commercial units are on first level.

* ☒ Sewage: Municipal

☒ Gas: ☒ Propane ☐ Natural _____

* ☒ Water: ☐ Well ☒ Municipal _____

▽ ☒ Number of Bathrooms: See individual unit details.

▽ ☒ Basement: None-_____

☒ Included: Furniture: as is, if any Security system: as is, if any Phone system: as is, if any Other: _____

▽ ☒ Parking Spaces: Parking in front of units and additional parking can be accomodated in rear of property. Additional parking surrounding building, too.

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

* ☒ Number of drive-in doors: _____ Door height: _____ ☐ NA

* ☒ Communications network: (DSL, cable, phone line only, etc.) Comcast internet & cable

* ☒ Zoning: CBD ☒ Permitted Uses: Full zoning regulations available upon request

☒ Signage: Excellent

* ☒ Traffic count report: closest number: 13,000 where: Route 102 west of Abbot St.

Building Construction

* ☒ Age of Building(s): Year Built 1985 (Original portion of structure built in 1900.) Completely renovated in 1984-1985.

▽ ☒ Type of Construction: Wood framed.

▽ ☒ Ceiling Height: _____ ☒ Varied

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

▽ ☒ Floors (Carpeted, concrete, tile, etc.) See individual unit.

☒ Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle

☒ Lighting: Varies

Building Services

* ☒ Heat Source (Fuel)/Heat Type: Bottled gas/forced hot air.

☒ Air Conditioning Source/Type: Central system.

* ☒ Handicapped Access: Units are all on first level.

☒ Alarm Service: Some units may have alarms installed. Please see individual units for details.

▽ ☒ Sprinklers: ☒ Wet ☐ Dry None: _____

* ☒ Electrical Service: Various. See individual units.

☐ Additional Features: _____

Additional Information

* ☒ NNN amount: NONE Nets include:

* ☒ Taxes: Landlord pays all real estate taxes. per year.

* ☒ Deed: Book: 2574 Page: 1139 Date: Not available:

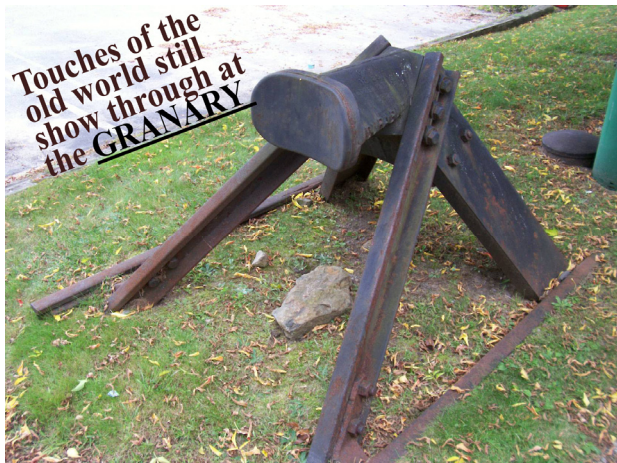
☒ Area:

- Other businesses: Derry Depot restaurant, CVS, Sovereign bank, Bakery, Town Hall, Courthouse, D'Angelos.
- Transportation: Exit 4, I-93
- Local improvements: Various local improvements due to Derry Downtown revitalization projects.
- Other area notables: _____

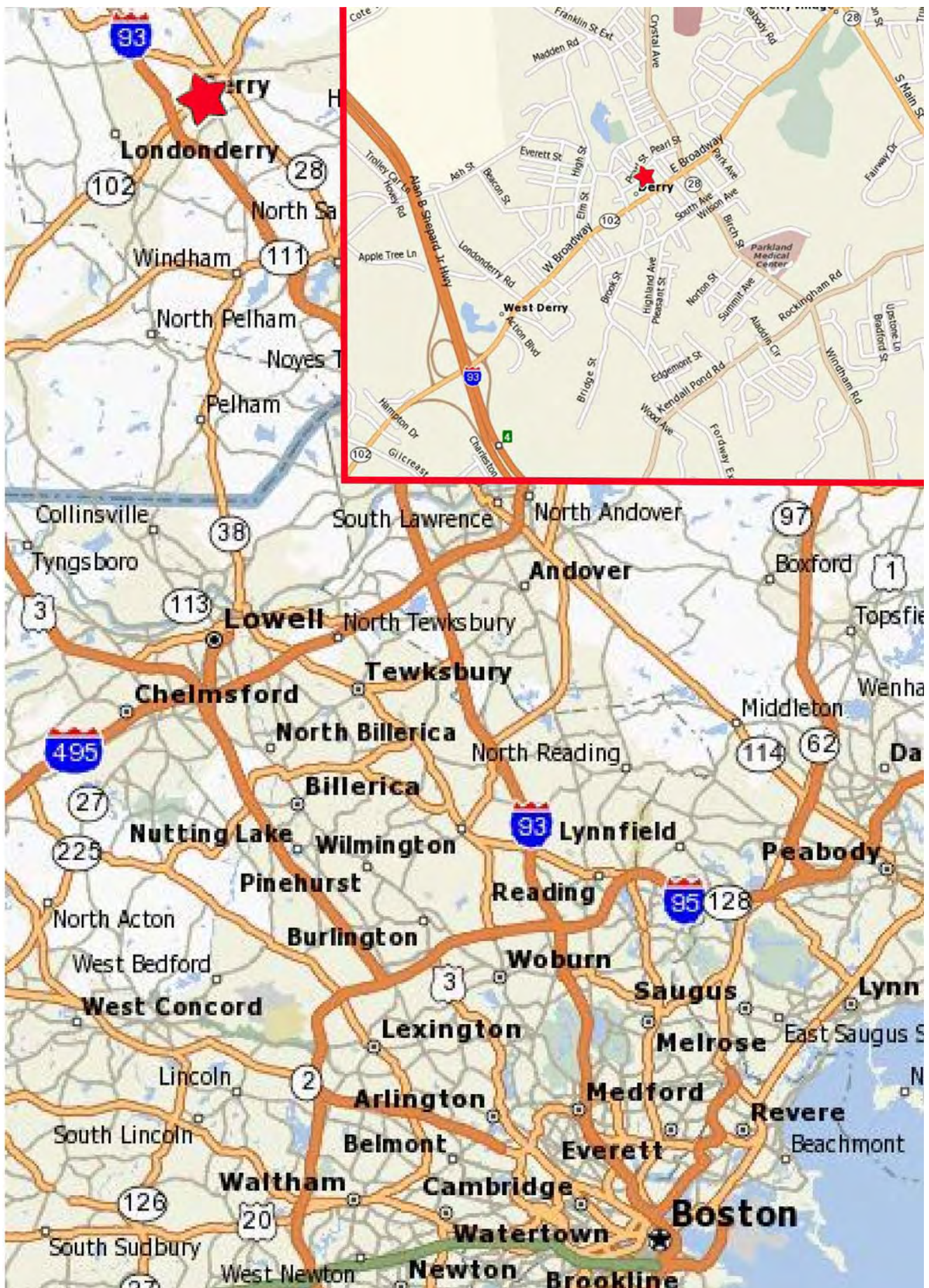
Panoramic of The Granary



View from Broadway

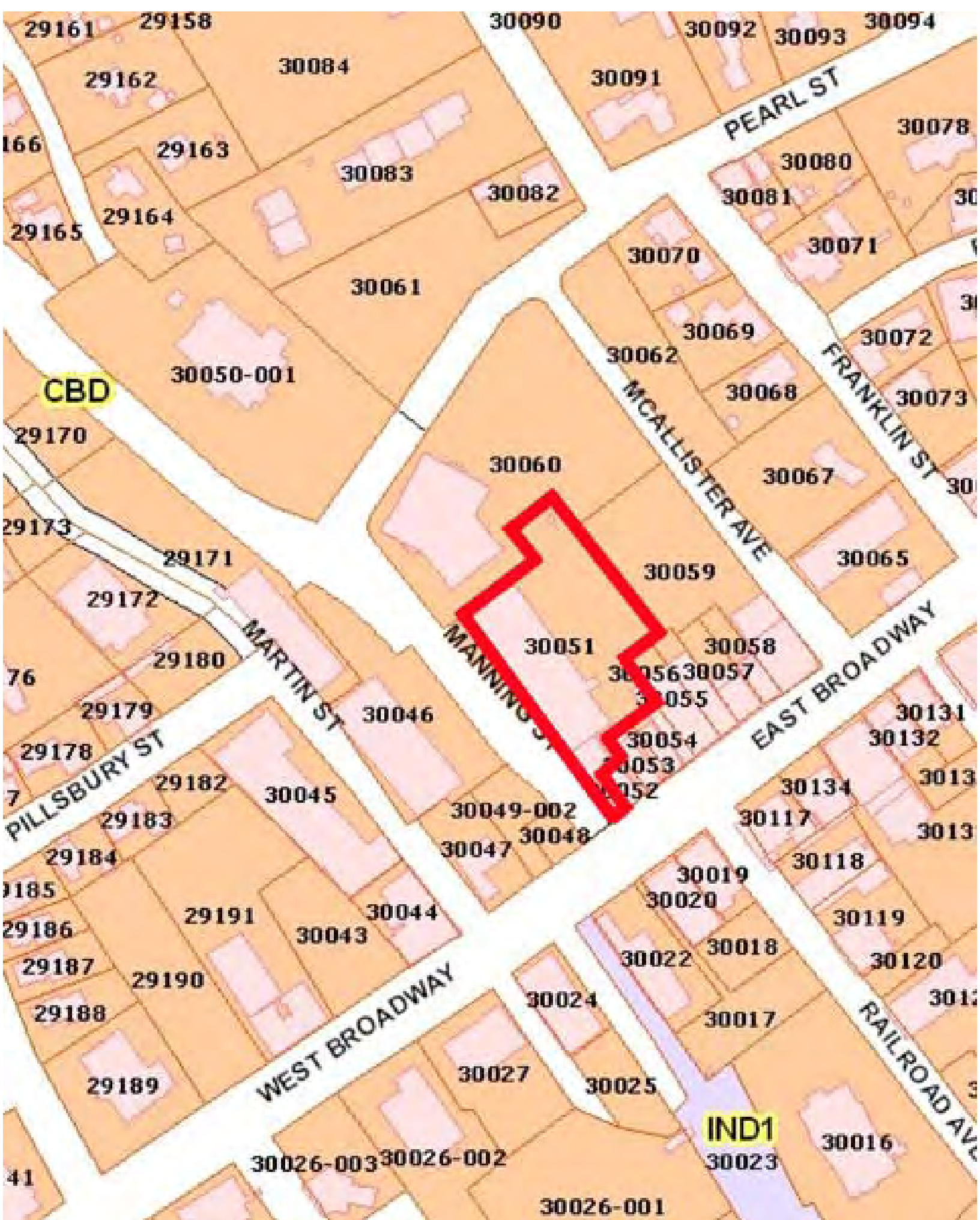


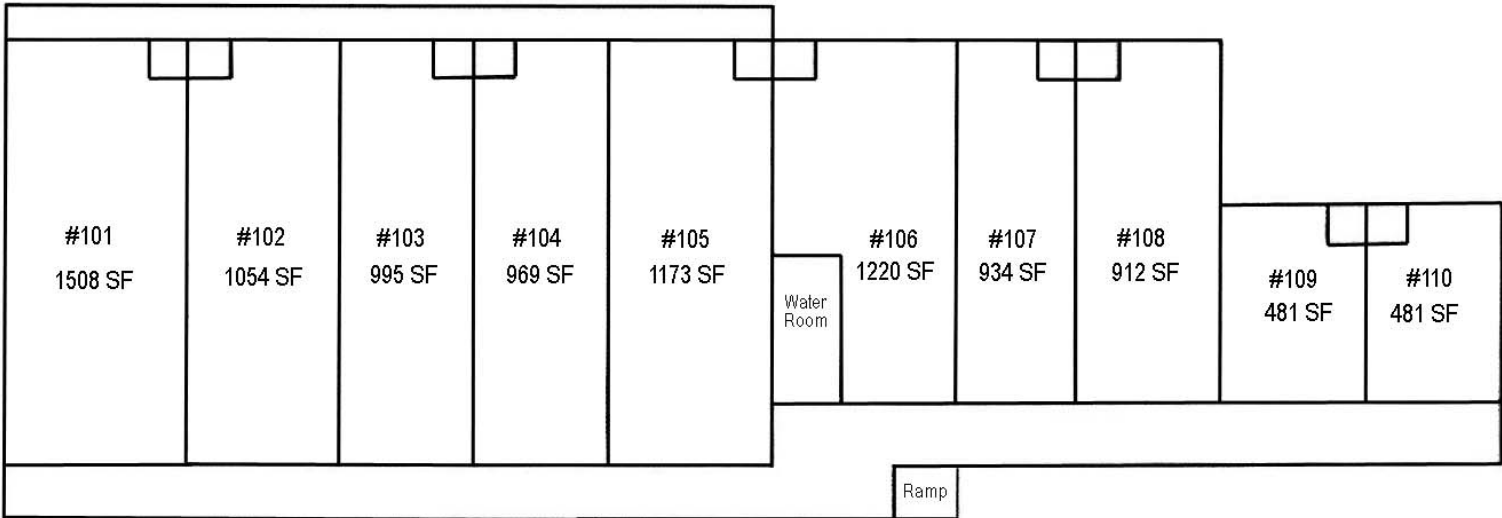
Located directly on the Derry Bike Path



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16 MANNING ST

Location	16 MANNING ST	Mblu	30/ 051/ / /
Acct#		Owner	GRANARY OF DERRY INC
Assessment	\$1,360,200	PID	10611
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,236,100	\$124,100	\$1,360,200

Owner of Record

Owner	GRANARY OF DERRY INC	Sale Price	\$0
Co-Owner		Book & Page	2574/1139
Address	19 JOSIAH BARTLETT RD AMHERST, NH 03031	Sale Date	

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
GRANARY OF DERRY INC	\$0	2574/1139	

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	23,768
Replacement Cost:	\$1,817,819
Building Percent Good:	65
Replacement Cost	
Less Depreciation:	\$1,181,600

Building Attributes	
Field	Description
STYLE	Retail/Apt
MODEL	Comm/Ind

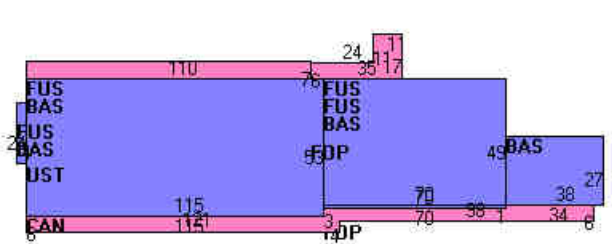
Stories:	1
Occupancy	30.00
Exterior Wall 1	Vinyl/ Aluminu
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Unit/AC
Struct Class	
Bldg Use	COMM BLDG
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	3280
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



(http://images.vgsi.com/photos/DerryNHPPhotos/\00\01\89\67.jpg)

Building Layout



(http://images.vgsi.com/photos/DerryNHPPhotos//Sketches/10611_10611.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	13,121	13,121
BAS	First Floor	10,647	10,647
CAN	Canopy	1,268	0
FOP	Porch, Open, Frame	401	0
UST	Utility, Storage, Unfinished	770	0
		26,207	23,768

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	24842.00 SF	\$27,500	1

Land

Land Use

Use Code 3280
Description Mixed Use C
Zone CBD
Neighborhood 340
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.72
Frontage
Depth
Assessed Value \$124,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	COM PAVING -ASPHALT			18000.00 SF	\$27,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,080,600	\$172,100	\$1,252,700
2018	\$1,080,600	\$172,100	\$1,252,700
2017	\$1,056,600	\$172,100	\$1,228,700

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Town of Derry Real Estate Tax Bill

14 Manning Street, Derry, NH 03038

First Bill

8.00% APR Interest Charged After the Due Date

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST DATE	DUE DATE
2020	4605	05/14/2020	07/02/2020	07/01/2020

PARCEL ID	LOCATION OF PROPERTY
30-051	16 MANNING ST

OWNER OF RECORD	TAX CALCULATION
-----------------	-----------------

GRANARY OF DERRY INC
19 JOSIAH BARTLETT RD
AMHERST, NH 03031

Gross Tax	\$16,360.26
Less Tax Payments	\$-0.00
Less Credits	\$0.00

Interest

Amount Due \$16,360.26

07/01/2020

ASSESSED VALUATION		TAX DOLLARS BY RATE		%	TAX RATE PER \$1000	
Buildings	\$1,080,600	Municipal	\$4,835.42	30	Municipal	\$3.860
Land Value	\$172,100	School	\$9,620.74	59	School	\$7.680
Exemptions	\$	ED. Tax	\$1,290.28	8	ED. Tax	\$1.030
		County	\$613.82	4	County	\$0.490
NET VALUE	\$1,252,700	TOTAL	\$16,360.26		TOTAL	\$13.060

INSTALLMENTS	
First Bill	\$16,360.26
Second Bill	\$0.00

INFORMATION FOR TAXPAYER

The Taxpayer has the right to apply in writing, by March 1st after the notice of the tax, to the selectmen or assessor(s) for an abatement or deferral of the assessed tax as provided under RSA's 76:16 and 72:38-a.

For more information please see the reverse side of this bill.

Tax Collector Information

(603) 432-6106
M-F 7 am - 5 pm
Please verify office hours due to Covid-19 at derrynh.org

**Please make checks payable to:
And mail to:**

Tax Collector - Derry
P.O. Box 9673
Manchester, NH 03108-9673

Please detach and return with your payment

Town of Derry Real Estate Tax Bill

14 Manning Street, Derry, NH 03038

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST DATE	DUE DATE
2020	4605	05/14/2020	07/02/2020	07/01/2020

PARCEL ID	LOCATION OF PROPERTY	CURRENT AMOUNT DUE
30-051	16 MANNING ST	\$16,360.26

OWNER OF RECORD

GRANARY OF DERRY INC
19 JOSIAH BARTLETT RD
AMHERST, NH 03031

**Please write your parcel number
on your check and enclose this
portion of the bill with your
payment.**

**Make checks payable to:
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Town of Derry Real Estate Tax Bill

14 Manning Street, Derry, NH 03038

Second Bill

8.00% APR Interest Charged After the Due Date

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST DATE	DUE DATE
2020	4605	11/18/2020	12/29/2020	12/28/2020

PARCEL ID	LOCATION OF PROPERTY
30-051	16 MANNING ST

OWNER OF RECORD	TAX CALCULATION
GRANARY OF DERRY INC 19 JOSIAH BARTLETT RD AMHERST, NH 03031	Gross Tax \$33,107.27
	Less Credits \$0.00
	Less Tax Payments Interest \$-16,360.26
	Amount Due \$16,747.01
	12/28/2020

ASSESSED VALUATION		TAX DOLLARS BY RATE		%	TAX RATE PER \$1000	
Buildings	\$1,236,100	Municipal	\$9,725.43	29	Municipal	\$7.150
Land Value	\$124,100	School	\$19,654.89	59	School	\$14.450
Exemptions	\$	ED. Tax	\$2,557.18	8	ED. Tax	\$1.880
		County	\$1,169.77	4	County	\$0.860
NET VALUE	\$1,360,200	TOTAL	\$33,107.27		TOTAL	\$24.340

INSTALLMENTS	
First Bill	\$16,360.26
Second Bill	\$16,747.01

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Town of Derry Real Estate Tax Bill

14 Manning Street, Derry, NH 03038

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST DATE	DUE DATE
2020	4605	11/18/2020	12/29/2020	12/28/2020

PARCEL ID	LOCATION OF PROPERTY	CURRENT AMOUNT DUE
30-051	16 MANNING ST	\$16,747.01

OWNER OF RECORD	Please write your parcel number on your check and enclose this portion of the bill with your payment.
GRANARY OF DERRY INC 19 JOSIAH BARTLETT RD AMHERST, NH 03031	Make checks payable to: Tax Collector - Derry

58844

WARRANTY DEED

82574 P1139

KNOW ALL MEN BY THESE PRESENTS, That E. Richard Malone and Beryl Malone, husband and wife, both of Lane Road, East Derry, State of New Hampshire, for consideration paid, grant to Granary of Derry, Inc., a New Hampshire corporation with an address at 5 James Way, Hudson, New Hampshire, with WARRANTY COVENANTS, all those certain tracts of land located in Derry, together with any buildings and improvements now situated thereon and any right and easements appurtenant thereto being more particularly bounded and described as follows:

All that certain piece or parcel of land located on Manning Street, Derry, Rockingham County, New Hampshire, described as Lot 51 on a certain plan entitled "Site Plan: Lot 51/Tax Map 30, Manning Street, Derry, New Hampshire for: Robert Spacek, 5 James Way, Hudson, New Hampshire" dated December, 1984 by Maynard & Paquette, Inc. Consulting Engineers & Land Surveyors, such lot being more fully described by reference to such plan at the Rockingham County Registry of Deeds, to be recorded herewith, as follows:

Beginning on the northerly side of Manning Street and at the southwest corner of the lot; thence N 28° 09' 42" W a distance of 193.34 feet to an iron pin; thence N 28° 09' 42" W a distance of 37.88 feet to an iron pin; thence N 20° 18" E a distance of 107.32 feet to an iron pin; thence N 30° 23' 03" W a distance of 44.82 feet to an iron pin; thence N 61° 43' 18" E a distance of 58.72 feet to an iron pin; thence S 29° 06' 42" E a distance of 191.92 feet to an iron pin; thence S 63° 50' 18" W a distance of 13.99 feet to an iron pin; thence S 63° 50' 18" W a distance of 63.99 feet to an iron pin; thence S 26° 39' 42" E a distance of 49.57 feet to an iron pin; thence S 63° 20' 18" W a distance of 30.00 feet to an iron pin; thence S 63° 20' 18" W a distance of 33.00 feet to a point; thence S 26° 39' 42" E a distance of 36.77 feet to a point; thence S 63° 20' 18" W a distance of 38.26 feet to the point of beginning.

Containing 33,276 square feet more or less.

As appurtenant to the conveyed premises, there is conveyed a right of way which extends Westerly from McAllister Court and is twenty (20) feet in width until it reaches land of Harriet D. Low when said way increases in width to thirty (30) feet, continuing for that width Westerly to the other land of this grantee.

Together with and also conveying, without any covenants whatsoever, all of Grantors' interest in and to any other land, or interest therein, which was conveyed to Grantors by the H.K. Webster Co., of N.H., Inc. in Derry, New Hampshire.

Meaning and intending to convey hereby all of the premises located in Derry, New Hampshire, which were conveyed to the Grantor by deed of H.K. Webster Co. of N.H., Inc. dated December 19, 1983, and recorded in Rockingham County Registry of Deeds, Book 2473, Page 0840 and as further described in a Corrective Deed to be recorded herewith.

Nov 22 11 05 AM '85

57933

Rockingham County
Registry of Deeds

INFORMATIONAL LINKS AVAILABLE FOR PROPERTY/AREA

Derry, NH

Tax Map: http://www.derry-nh.org/Pages/DerryNH_IT/maps/WebIndex.pdf

Zoning Map: http://www.derry-nh.org/Pages/DerryNH_Assessor/index

Zoning Definitions: http://www.derry-nh.org/Pages/DerryNH_CodeEnforcement/Index

Demographic Profile: <http://www.nhes.nh.gov/elmi/products/cp/index.htm>

Traffic Reports: <http://www.nh.gov/dot/org/operations/traffic/tvr/locations/documents/derry.pdf>