

**Small Standalone Office**  
**Parking, signage and visibility**  
**27 Village Street, Concord, NH**  
**\$390,000.00**



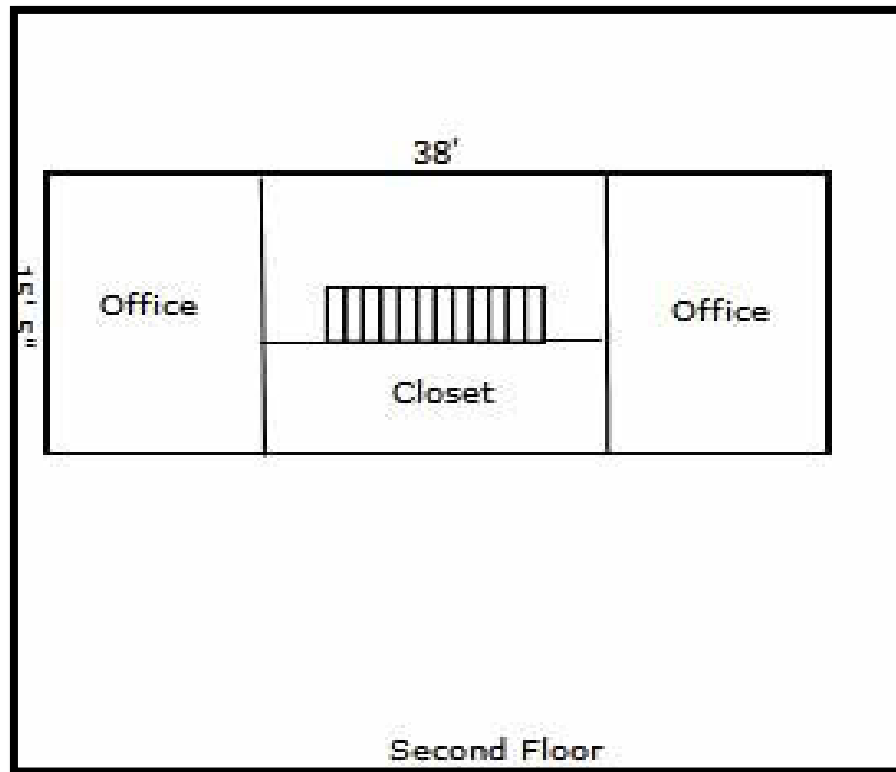
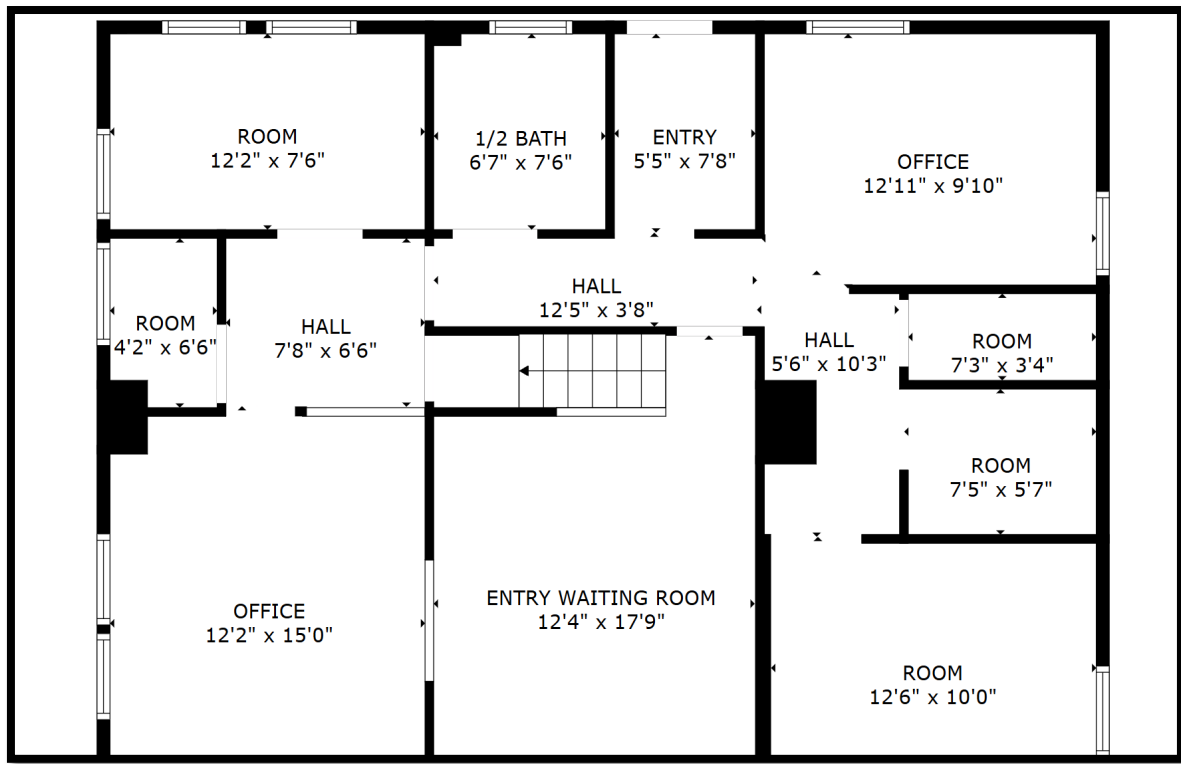
**Overview** Freestanding, former dental office. Will be vacant and dental fixed assets removed as of Jan 1, 2026. The first floor is currently set up with reception area, waiting room, 3 exam rooms, sterilization room, lab and bathroom. The second floor has 2 offices, unfinished storage and needs updating. Parking lot for 8+ vehicles. CU Zone leaves open the possibility of returning to residential.

Village Street, located in Penacook and just north of Fisherville Road is a well traveled retail corridor. The neighborhood includes retail, residential and multi-family properties, with several new residential developments.

The dental practice is still operating in the property, please do not approach.

## Property Specifications

Total Building SF	1,551 SF (per tax card)      Gross Living: 3,189 SF
Building built	1910 (per tax card)
Acreage	0.90 acres
Tax assessed Value:	\$371,700.00                      (Tax Id/Mblu: 192/P 92) - 64.4 % City Equalization Ratio = \$577,173
RE Tax	\$11,389 (Tax Rate: \$30.64)
Zoning	CG – Central Business District “The General Commercial District is established to provide for a mixture of retail, restaurant, service uses, and high-density residential uses, serving a city-wide or regional market and which require access from arterial streets and proximity to limited access highways.” (Zoning Code)
Roof	Gable roof, asphalt shingles, unknown age but likely near end of life
Configuration	Wood frame building with 2 Levels: See floorplans - One half bath and 5 sinks on first level. - Clabboard siding in need to paint - Ramp from parking lot to back entrance
Parking	Parking lot with ample space for 8+ vehicles  During rain, water can pool at the drain in the parking lot. The owner was told the drain is not connected to the town sewer.
Utilities	Electric provider: Unitil      Oil: Superior Plus FHW boiler and tank updated within past 3 years. No central A/C (owner uses window units) 200 amp electric service – recent update to electrical panel
Other:	Municipal sewer/water Unfinished basement full, with portion of crawl space.



## 27 VILLAGE ST

**Location** 27 VILLAGE ST

**Mblu** 192/P 92/ / /

**Owner** TOY REAL ESTATE HOLDINGS  
LLC

**Assessment** \$371,700

**Appraisal** \$371,700

**PID** 13007

**Building Count** 1

**Tract #** 7268

**Tract #**

**Tract #**

**Tract #**

**Tract #**

**Tract #**

### Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$129,700	\$0	\$3,600	\$238,400	\$371,700
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$129,700	\$0	\$3,600	\$238,400	\$371,700

### Owner of Record

**Owner** TOY REAL ESTATE HOLDINGS LLC  
**Co-Owner**  
**Address** 27 VILLAGE ST  
PENACOOK, NH 03303-1948

**Sale Price** \$375,000  
**Certificate**  
**Book & Page** 3512/1357  
**Sale Date** 04/21/2016  
**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TOY REAL ESTATE HOLDINGS LLC	\$375,000		3512/1357	00	04/21/2016
PHOENIX ROW TRUST	\$0		2194/1999	38	02/18/2000
LABRANCHE FRANCIS H JR	\$80,000		1985/1060	00	04/24/1995
CHENEY THOMAS H & DEBORAH A	\$55,000		1943/1214	51	12/30/1993
BOW MILLS BANK AND TRUST	\$428,286		1867/1123	52	09/17/1991

## Building Information

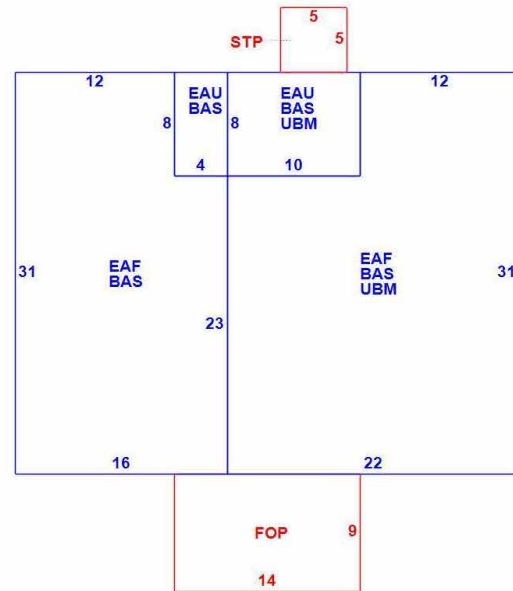
### Building 1 : Section 1

**Year Built:** 1910  
**Living Area:** 1,551  
**Replacement Cost:** \$254,325  
**Replacement Cost Less Depreciation:** \$129,700

#### Building Attributes

Field	Description
Style:	Profess. Bldg
Model	Commercial
Grade	Below Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	PROF BLDG MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	.5
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	0.00

### Building Layout



(ParcelSketch.ashx?pid=13007&bid=13866)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,178	1,178
EAF	Attic, Expansion, Finished	1,066	373
EAU	Attic, Expansion, Unfinished	112	0
FOP	Porch, Open	126	0
STP	Stoop	25	0
UBM	Basement, Unfinished	682	0
		3,189	1,551

## Extra Features

Extra Features	Legend
No Data for Extra Features	

## Land

### Land Use

Use Code 3420  
Description PROF BLDG MDL-94  
Zone CG  
Neighborhood 0409  
Category

### Land Line Valuation

Size (Acres) 0.9  
Assessed Value \$238,400  
Appraised Value \$238,400

## Outbuildings

Outbuildings								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
FGR3	GARAGE-POOR			300.00 S.F.	\$500	\$500	1	
PAV1	PAVING-ASPHALT			3400.00 S.F.	\$3,100	\$3,100	1	

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Information has been obtained from sources deemed reliable; however, its accuracy cannot be guaranteed by Concord Commercial Real Estate. The Buyer/User is required to conduct their own due diligence and verification.

Contact: Brenda Litchfield, [Brenda@concordcommercial.biz](mailto:Brenda@concordcommercial.biz), 603-731-5000





# NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

## 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 important information about your choices in 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:

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
(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 <https://www.oplc.nh.gov/real-estate-commission/index.htm>. Inactive licensees may not practice real estate brokerage.

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8/18/17

Concord Commercial Consulting, 2 1/2 Beacon Street, Ste 159 Concord, NH 03301  
Brenda Litchfield

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Disclosures

Contact: Brenda Litchfield, [Brenda@concordcommercial.biz](mailto:Brenda@concordcommercial.biz), 603-731-5000

## *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.

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