



OFFERING MEMORANDUM

**875 GREENLAND ROAD,
PORTSMOUTH, NH 03801**

Sale Price: \$315,000 (UNIT B2)

**MEDICAL /
OFFICE UNIT
FOR SALE**

PROPERTY INFORMATION



Orchard Park Office Condo For Sale
875 GREENLAND ROAD, PORTSMOUTH, NH 03801
1,204+/- SF AVAILABLE
B2: \$315,000

DESCRIPTION:

An abutting medical/office unit for sale which can be purchased as one investment in the sought after Orchard Park office complex.

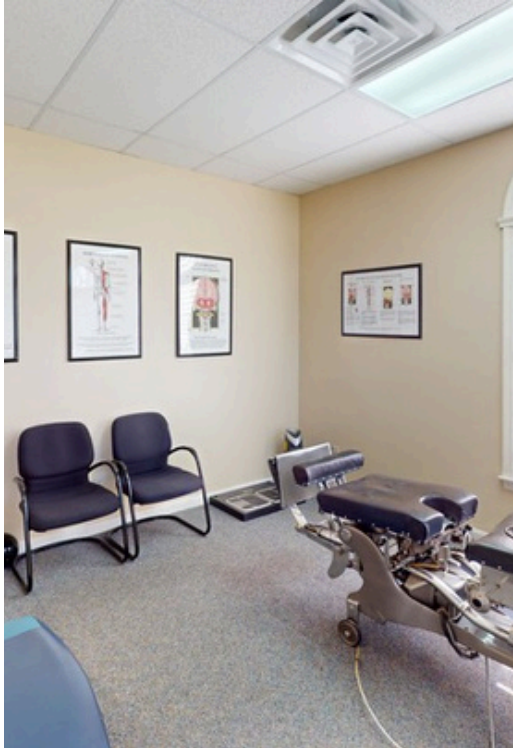
- **B2: \$315, 000 (1,204 +/- SF)**

Orchard Park is close to Portsmouth Regional Hospital, has ample parking, and just off of I-95.

PROPERTY FEATURES:

- Ample Parking
- Municipal Water & Sewer
- Natural Gas
- Easy Access to I-95
- Close to Portsmouth Hospital

VIRTUAL TOUR LINKS



VIRTUAL TOUR LINKS:

- B2: \$315, 000 (1,204 +/- SF)
 - Virtual Tour

TABLE OF CONTENTS

PROPERTY INFORMATION	02
<hr/>	
VIRTUAL TOUR LINKS	03
<hr/>	
DEMOGRAPHICS	05
<hr/>	
MAP LOCATOR	06
<hr/>	
PHOTOS	07
<hr/>	
FLOOR PLANS	09
<hr/>	
RENT ROLL	10
<hr/>	
TAX CARDS	11
<hr/>	
DEEDS	14
<hr/>	
DISCLOSURES, DESCRIPTION, & CONDITIONS OF SALE	15
<hr/>	

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	12,608	45,461	138,908
Households	5,778	20,773	58,310
Families	3,055	11,735	34,712
Avg HH Size	2.11	2.14	2.25
Median Age	42.4	45.7	44.3
Median HH Income	\$106,713	\$108,574	\$107,598
Avg HH Income	\$156,546	\$158,480	\$154,397

BUSINESSES (10 MILE)



9,316

TOTAL BUSINESSES



100,992

TOTAL EMPLOYEES

INCOME (10 MILE)



\$107,598

MEDIAN HH
INCOME



\$65,137

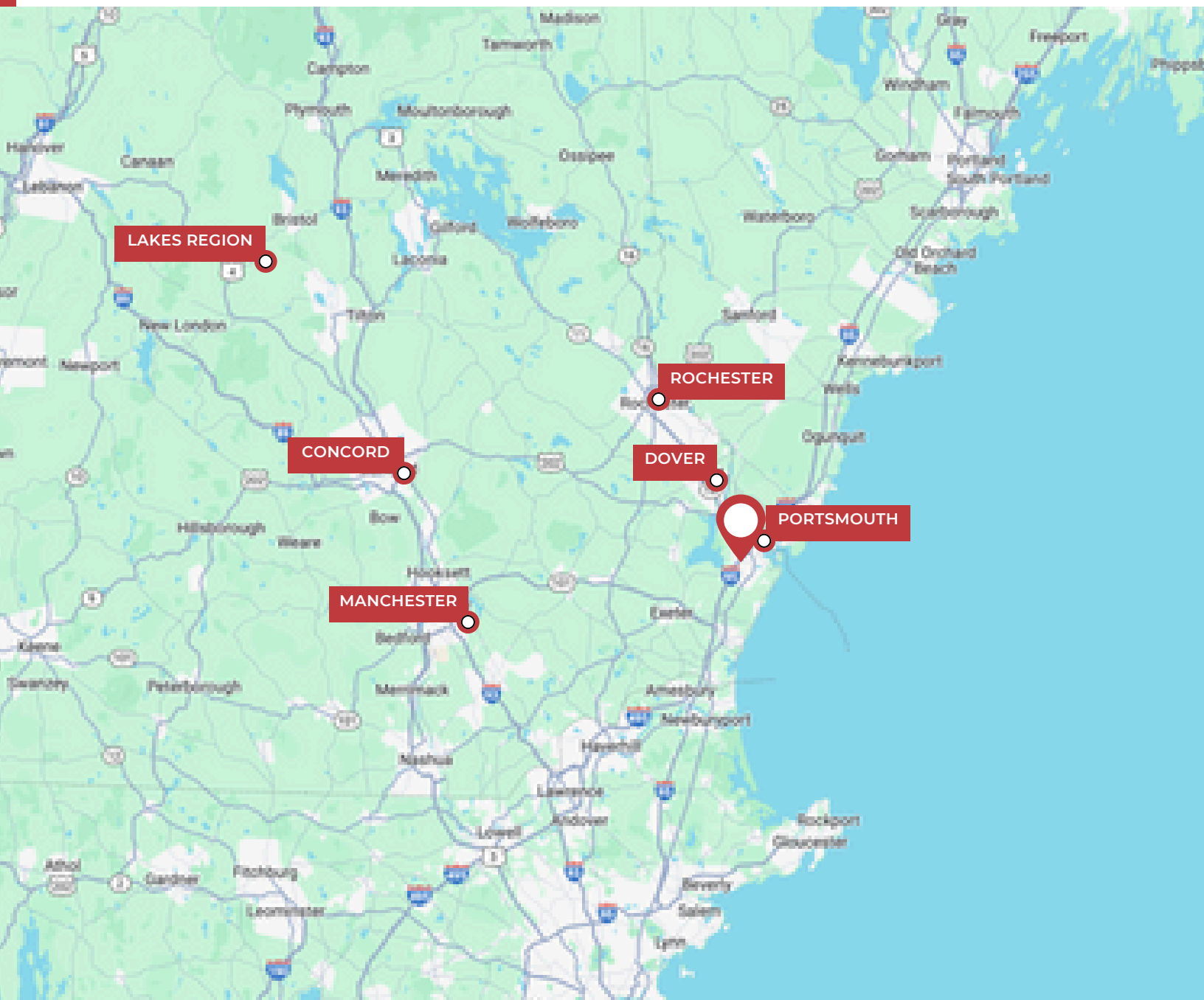
PER CAPITA
INCOME



\$501,117

MEDIAN NET
WORTH

MAP LOCATOR

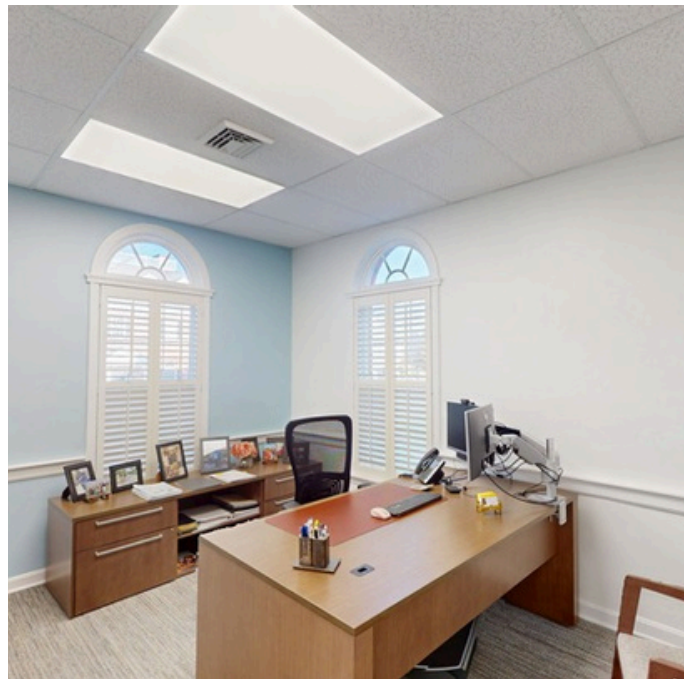


DRIVE TIMES TO:

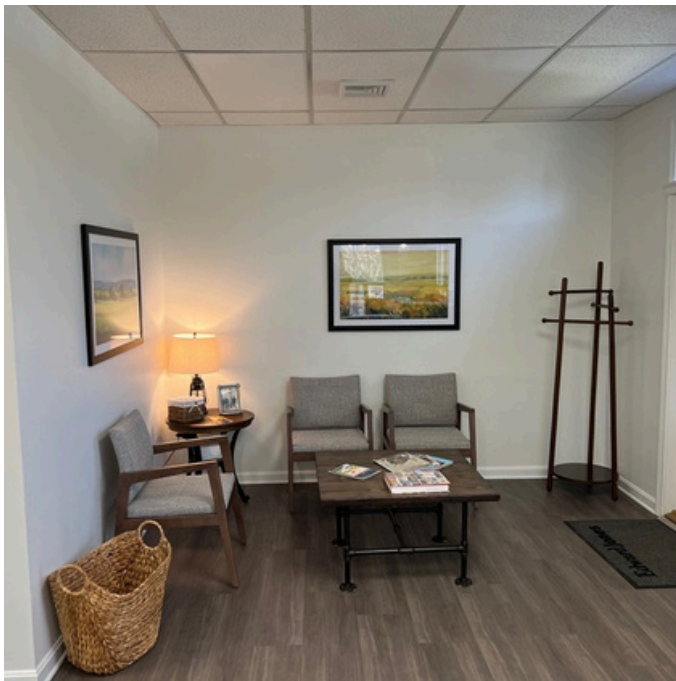
Manchester, NH	41 mins
Concord, NH	55 mins
Boston, MA	1 hr

Lakes Region, NH	1 hr 11 mins
Dover, NH	19 mins

PHOTOS

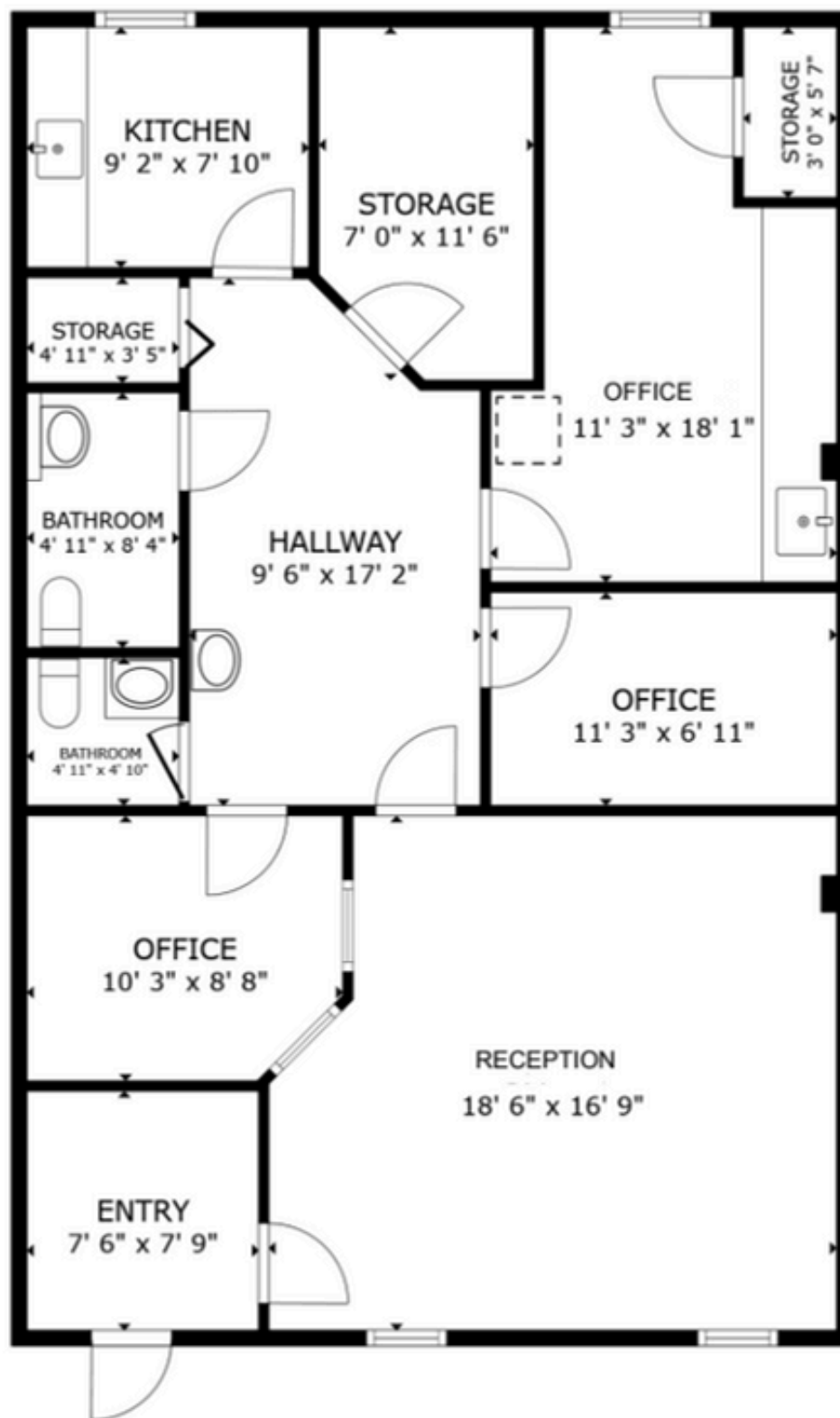


PHOTOS



FLOOR PLAN (SUITE B2)

B2 Virtual Tour Link



RENT ROLL:

<u>Unit</u>	<u>Tenant Name</u>	<u>SF</u>	<u>Current Monthly Rent</u>	<u>Lease Type</u>	<u>Increase</u>	<u>Lease Start Date</u>
B2	Lab Corp	1,195	\$2,034.49	Modified	2%	4/1/2022

<u>Unit</u>	<u>Lease End Date</u>	<u>Beginning Option</u>	<u>End Option</u>	<u>List Price</u>	<u>Taxes PSF</u>	<u>Monthly Condo Fees</u>
B2	3/31/2023	5/1/2023	4/30/2027	\$ 315,000	\$2.85	\$459.62

TAX CARDS

875 GREENLAND RD #B02

Q Sales

Print

Field Card

Map It

Location

875 GREENLAND RD #B02

Mblu

0259/ 0012/ 0B02/ /

Acct#

35749

Owner

KBT PORTSMOUTH NH RLTY TRUST

PBN

Assessment

\$303,900

Appraisal

\$303,900

PID

35749

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$303,900	\$0	\$303,900
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$303,900	\$0	\$303,900

Owner of Record

Owner

KBT PORTSMOUTH NH RLTY TRUST

Sale Price

\$0

Co-Owner

TIERNEY LAWRENCE L TRUSTEE

Certificate

Address

72 MIRONA RD SUITE4
PORTSMOUTH, NH 03801

Book & Page

2818/1951

Sale Date

11/30/1989

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KBT PORTSMOUTH NH RLTY TRUST	\$0		2818/1951		11/30/1989

TAX CARDS, CONT.

Building Information

Building 1 : Section 1

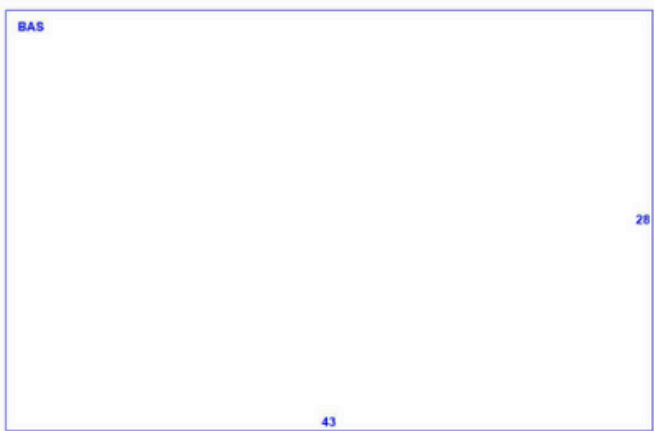
Year Built:	1985
Living Area:	1,204
Replacement Cost:	\$460,499
Building Percent Good:	66
Replacement Cost	
Less Depreciation:	\$303,900

Building Attributes	
Field	Description
Grade 2	
Style:	Condo Office
Model	Com Condo
Grade	C+
Grade	B
Stories:	1
Stories:	0
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heat Fuel:	Gas
Heat Type:	Warm Air
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	None
Ttl Half Bths:	2
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
WB Fireplaces	
WB Openings	
Mtl Fireplaces	
MTL Openings	
Kitchen Grd	
Cost/Design	
Class	

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,204	1,204
		1,204	1,204

TAX CARDS, CONT.

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 MDL-06 ⓘ	Frontage	
Zone	OR	Depth	
Neighborhood	301	Assessed Value	\$0
Alt Land Appr Category	No	Appraised Value	\$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$176,700	\$0	\$176,700
2022	\$176,700	\$0	\$176,700
2021	\$176,700	\$0	\$176,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$176,700	\$0	\$176,700
2022	\$176,700	\$0	\$176,700
2021	\$176,700	\$0	\$176,700

DEEDS

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

M2818 P1951

KNOW ALL MEN BY THESE PRESENTS, That Donald G. Palais and Judith A. Palais, husband and wife, both of 91 Cranfield Street, New Castle, New Hampshire

for consideration paid, grant to Lawrence J. Tierney, Trustee of KBT (Portsmouth)/Realty Trust, P.O. Box 639, 9 Meriam Street, Lexington, Massachusetts 02173, under written Declaration of Trust dated December 1, 1989 and recorded herewith

with warranty covenants

Condominium Unit B-2, Building B, of "Orchard Park Condominiums", Borthwick Avenue, Portsmouth, County of Rockingham, State of New Hampshire, said Condominium having been established pursuant to R.S.A. 356-B by a Declaration of Condominium recorded in the Rockingham County Registry of Deeds at Book 2541, Page 104. See also Amendment to Declaration, dated November 6, 1985, and recorded in said Registry in Book 2571, page 2650.

Together with an undivided interest of 2.591 percent as tenant in common in Common Areas appurtenant to said Unit, as defined and described in said Declaration, and an undivided interest of 7.773 percent in the Limited Common Areas appurtenant to said Unit.

Said Unit B-2 is shown on the Site Plans entitled "Site Plan of Orchard Park Condominiums, Portsmouth, New Hampshire", Kimball Chase Company, Inc., dated October 10, 1985, and recorded in the Rockingham County Registry of Deeds as Plan #D-14238, and Floor Plans entitled "Orchard Park Office Condominiums", Orchard Park Associates, Owner, dated September 16, 1985 and recorded in said Registry as Plan #D-14238, Sheet 2. Said Unit also shown on corrective Plan dated November 26, 1985 entitled "Typical Building Plan, Orchard Park Office Condominiums", Borthwick Avenue, Portsmouth, County of Rockingham, State of New Hampshire, recorded in the Rockingham County Registry of Deeds as Plan #D-14379.

This conveyance is made SUBJECT TO and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements as contained in said Declaration of Condominiums and By-laws of Orchard Park Condominiums, as amended;
2. The provisions of R.S.A. 356-B;
3. All rights-of-way, easements, covenants, conditions and restrictions of record;
4. The use restrictions contained in the Declaration of Condominiums.
5. Unpaid real estate taxes for the current tax year.

Being the same premises that Peter M. Camplin and William S. Dogan conveyed to the Grantors herein by deed dated March 30, 1987 and recorded at Book 2670, page 897 in the Rockingham County Registry of Deeds.

Donald and Judith Palais, husband and wife ~~do hereby~~ release to said grantee all rights of homestead and other interests therein.

Signed this 30th day of November, 1989.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
999.00
DEC-1989

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
550.00
DEC-1989

Judith A. Palais LS.
Donald G. Palais LS.
LS.

State of New Hampshire

Rockingham

November 30, A.D. 1989.

Personally appeared Judith A. Palais and Donald G. Palais

DISCLOSURES



Property Address 875 Greenland Road
Suite 13-1, 13-2, 13-3
Portsmouth NH 03801

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSENIC 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: City of Portsmouth

Location: _____

Malfunctions: _____

Date of Installation: _____

Date of most recent water test: _____

Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____

Type of system: City Sewage

Location: _____

Malfunctions: _____

Age of system: _____

Date most recently serviced: _____

Name of Contractor who services system: _____

Page 1 | 3

Last Revised 2/9/18

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NH CIBOR, 146 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Phone: (603) 623-4199
Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48226 www.zipLogic.com

Fax:

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DISCLOSURES, CONT.

Property Address 875 Greenland Road
Suite S B-1, B-2, B-3
Portsmouth NH 03801

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): _____

Type: _____

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.

DISCLOSURES, CONT.

Property Address

875 Greenland Road
Suites B-1, B-2, B-3
Portsmouth NH 03801

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.

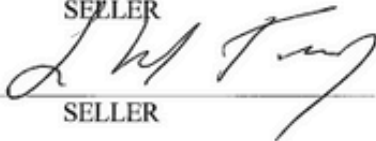
11) PROPERTY ADDRESS:

Address: 875 Greenland Road

Unit Number (if applicable): B-1, B-2, B-3

Town: Portsmouth

SELLER



SELLER

Date

4/21/25

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

Page 3 | 3

Last Revised 2/9/18

NH CIDOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

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Phone: (663) 623-6160

Fax:

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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

KATIE FLEISHER

ADVISOR

tel (603) 637-2003

mobile (603) 205-7399

kfleisher@nainorwoodgroup.com

ANDREW FLEISHER, CCIM

SENIOR ADVISOR

tel (603) 637-2001

mobile (603) 498-2817

andy@nainorwoodgroup.com



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com