

OFFICE BUILDING
FOR SALE
9,080+/- SF

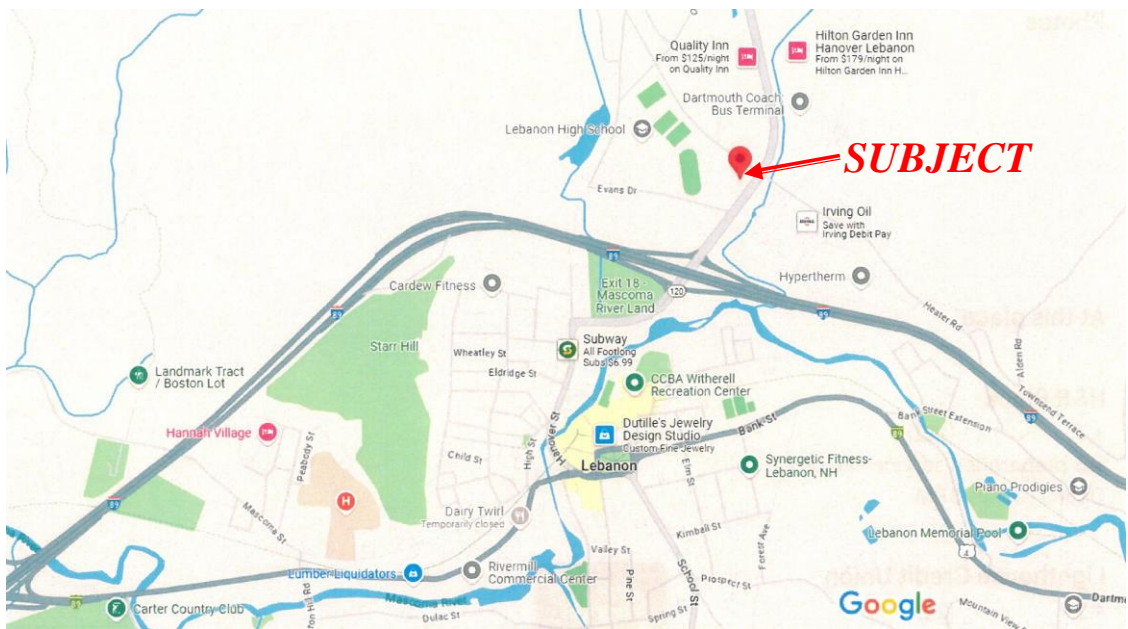
199 Heater Road
Lebanon, NH



Lang ✿ McLaughry ✿ Commercial

93 South Main Street
West Lebanon, NH 03784
(603) 298-8904

LOCATION MAP



*199 Heater Road
Lebanon, NH*

EXECUTIVE SUMMARY

199 Heater Road is a high-profile, Class A office building located in the heart of the Upper Valley. The property includes well maintained grounds and structure and all building systems.

Located very close to I-89, Dartmouth College, Dartmouth Health, and the core of the Upper Valley business community. A great investment and / or a fantastic location for your business.

The purchase price represents an 8% CAP rate with two long-term tenants with NNN leases in place and one space available immediately.

Offered at \$2,250,000.

For additional information please contact:

Chris Hoskin
Sales Associate
Lang McLaughry Commercial
(603) 298-8904 – office
(603) 359-5836 - cell
Chris.Hoskin@lmsre.com

OFFICE BUILDING



**199 Heater Road
Lebanon, NH 03766**

Class A Office Building

- **Includes well maintained grounds and structure and all building systems.**
- **Located close to I-89, Dartmouth College, Dartmouth Health and the core of the Upper Valley business community.**

Offered at \$2,250,000.

Lot Size:	1.02+/- Acres
Area:	4,387+/- SF
Zoning:	RO1
Total Area:	9,080+/- SF
No. of Floors::	Two (2)
Floor Type:	Carpet/Ceramic Tile
Roof Type:	Asphalt Shingles
Floor Area:	8,862+/- SF
Construction:	Wood Framed

Power:	Adequate
Heat Type:	Forced H/A
Heat Fuel:	Propane
Water:	Municipal
Sewer:	Municipal
Air Conditioning:	Yes
Land Assessment:	\$498,500
Building:	\$1,265,400
Total:	\$1,763,900
Taxes:	\$46,355.00
Tax Map Location::	46/32



**Chris Hoskin – Sales Associate
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West Lebanon, NH 03784
(603) 298-8904 – office
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E-mail: chris.hoskin@lmsre.com**









PROPERTY CARD

199 HEATER RD

Location 199 HEATER RD

Mblu 64/32//

Acct# 1208

Owner UPPER VALLEY COMM CREDIT

PBN

Assessment \$1,672,000

Appraisal \$1,672,000

PID 659

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$1,173,500	\$498,500	\$1,672,000
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$1,173,500	\$498,500	\$1,672,000

Owner of Record

Owner UPPER VALLEY COMM CREDIT
Co-Owner % NORTHEAST CREDIT UNION
Address PO BOX 1240
PORTSMOUTH, NH 03802

Sale Price \$1,150,000
Certificate
Book & Page 3366/0057
Sale Date 01/03/2007
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
UPPER VALLEY COMM CREDIT	\$1,150,000		3366/0057	99	01/03/2007
ACORN ASSOC LXXXIV LTD	\$1,400,000		3342/0162	99	10/31/2006
ACORN ASSOCIATES LXXXIV, LTD	\$1,400,000		03342/0162	99	10/31/2006
ISKANDAR, ISKANDAR K	\$800,000		2753/0768	99	12/18/2002
RTE 120/HEATER RD, INC	\$800,000		02753/0768	99	12/18/2002

Building Information

PROPERTY CARD

Building 1 : Section 1

Year Built:	1972
Living Area:	4,387
Replacement Cost:	\$1,429,809
Building Percent Good:	78
Replacement Cost	
Less Depreciation:	\$1,115,300

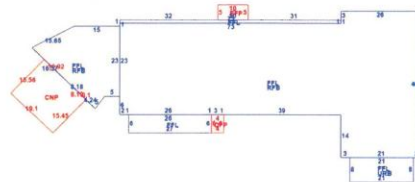
Building Attributes	
Field	Description
CNS_USRFLD_301	
CNS_USRFLD_302	
Model	COMMERCIAL
Style	OFFICE-PRO
Grade	Good (-)
Stories	1
Units	
Residential Units	0
Comm Units	3.00
Wall Height	12.00
Exterior Wall 1	VINYL
Exterior Wall 2	
Roof Structure	GABLE
Roof Cover	ASPHALT SH
Interior Wall 1	DRYWALL
Interior Wall 2	
Interior Floor 1	CARPET
Interior Floor 2	CERAM.TILE
Heat Fuel	GAS
Heat Type	FORCED H/A
2nd Heat Type	
AC Percent	100.00
Bedrooms	
Full Bath(s)	0
Bath Rating	AVERAGE
Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	TYPICAL
Kitchen(s)	0
Kitchen Rating	AVERAGE
Total Rooms	
Frame	WOOD

Building Photo



(<https://images.vgsi.com/photos/lebanonnhPhotos//667.JPG>)

Building Layout



([ParcelSketch.ashx?pid=659&bid=659](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	4,387	4,387
CNP	CANOPY	297	0
EFP	ENCL PORCH	50	0
OPF	OPEN PORCH	24	0
RFB	RAISED FIN BASE	3,936	0
URB	UNFIN RAISED BASMNT	168	0
		8,862	4,387

PROPERTY CARD

Rec Room	
Fin Attic	
Parking	TYPICAL
Fireplace(s)	0
Fireplace Rating	
WS Flues	0
WS Flue Rating	
Interior/Exterior	
View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Solar Hot Water	No
Central Vac	No
% Sprinkled	0
Sketch Area Adj	OFFICE
Nbhd Modifier	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
NDPT	NITE DPT	1.00 LEN	\$4,700	1
58	D-UP,PNU	1.00 LEN	\$14,000	1
57	DRIVE-UP	1.00 LEN	\$7,000	1

Land

Land Use

Use Code 3410
Description BANK
Zone RO1
Neighborhood C2
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.02
Frontage
Depth
Assessed Value \$498,500
Appraised Value \$498,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
77	LITE-SGL			8.00 LEN	\$2,000	1
78	LITE-DBL			2.00 LEN	\$700	1
85	PAVING			17000.00 SF	\$29,800	1

PROPERTY CARD

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,265,400	\$498,500	\$1,763,900
2023	\$1,265,400	\$498,500	\$1,763,900
2022	\$1,265,400	\$498,500	\$1,763,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,265,400	\$498,500	\$1,763,900
2023	\$1,265,400	\$498,500	\$1,763,900
2022	\$1,265,400	\$498,500	\$1,763,900



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

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 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.

Lighthouse Federal Credit Union

n/a

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Neil Gordon

dotloop verified
 EXP 12/17/25 4:04 PM EDT
 7262-REG-K7105-MWYH

Signature of Consumer

Date

Signature of Consumer

Date

Chris Hoskin

079155

Lang McLaughry Comm. RE

071967

Provided by: Name & License #

Date

(Name and License # 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 use the licensee look up at opl.cnh.gov

Inactive licensees may not practice real estate brokerage. 8/18/17

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 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 written 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 service 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.