

BEDFORD:

116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

PORTSMOUTH:

28 Deer Street, Suite 301
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com



3.44 Acres +/-

PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE

OFFERING MEMORANDUM

**4 OLD BOYCE RD
CANTERBURY, NH 03224**

Sale Price \$1,200,000

PERRY B. SNOW

(603) 318-5411
perry@nainorwoodgroup.com

JUDY NILES-SIMMONS

(603) 496-4516
judy@nainorwoodgroup.com

 nainorwoodgroup.com

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PROPERTY INFORMATION



Development Opportunity 4 OLD BOYCE ROAD | CANTERBURY, NH Sale Price \$1,200,000

Prime 3.5+/- acre commercially-zoned parcel of land for sale located near to Exit 17 off I-93 along well-traveled Hoit Rd. (US Route 4) at the Canterbury/Concord town line. Access to this parcel is off Old Boyce Road at the first rotary along Route 4, positioned directly across from the large, rapidly growing retail complex anchored by DeMoulas Market Basket together with Home Goods, a NH State liquor store, Dunkin Donuts, Starbuck's, Wendy's, Jersey Mike's, Service Credit Union, and others. This available parcel serves as an ideal location for a small supermarket, pharmacy, branch bank, auto parts store and/or other retail/medical/service possibility.

Easements

Access easement to Property over state-owned land at Canterbury/Concord town line can be purchased for \$43,000 plus \$1,100 administration fee (Seller intends for total cost to be paid by a potential buyer). Also, this Property has deeded rights to draw water, slope and embankment rights/easements, etc. - see deed for more easement details.

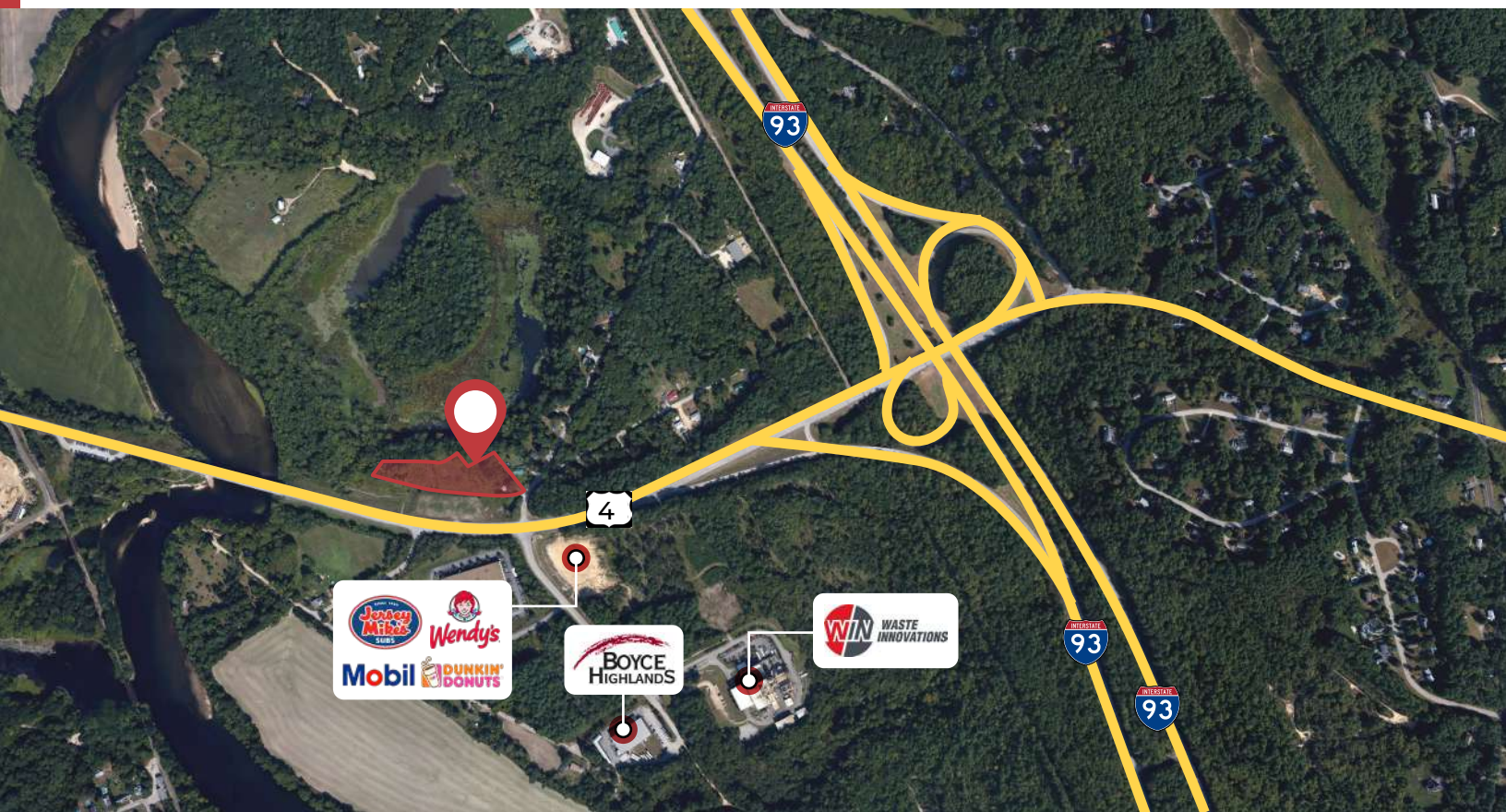
Traffic Count

Approximately 15,000 - 20,000 vpd. (2023 local counts along Hoit Road - US Route 4).

Zoning

C-Commercial

DEMOGRAPHICS



2024 SUMMARY


2024 SUMMARY	2 MILE	5 MILES	10 MILES
Population	2,161	21,676	75,386
Households	839	8,844	30,934
Families	585	5,749	19,086
Avg HH Size	2.57	2.35	2.31
Median Age	45.1	43.4	43.9
Median HH Income	\$105,066	\$89,541	\$82,329
Avg HH Income	\$140,703	\$119,977	\$112,228

BUSINESSES (10 MILE)



4,762
 TOTAL BUSINESSES


70,497
 TOTAL EMPLOYEES

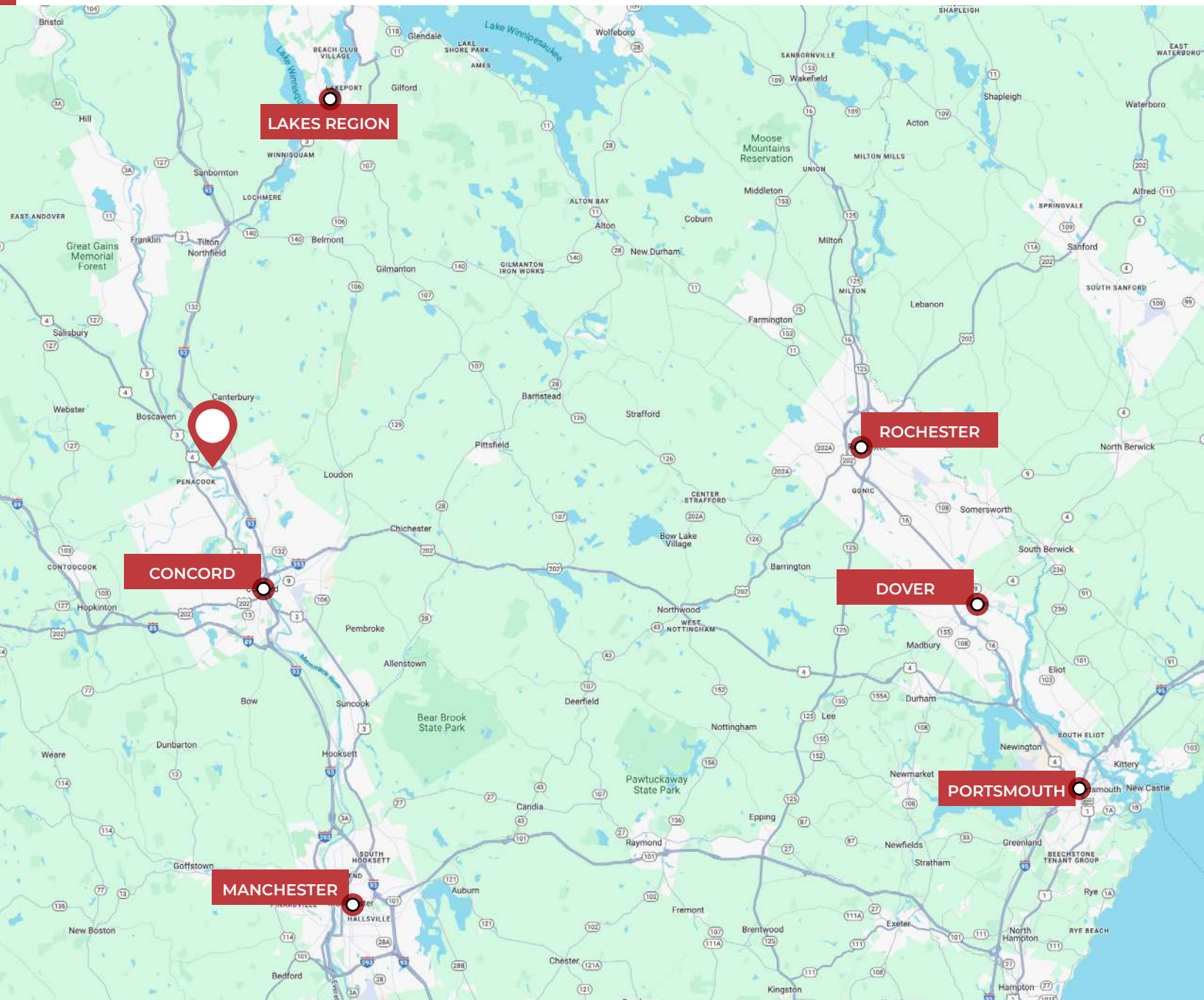
INCOME (10 MILE)


\$82,329
 MEDIAN
 HH INCOME


\$46,107
 PER CAPITA
 INCOME


\$270,689
 MEDIAN
 NET WORTH

MAP LOCATOR

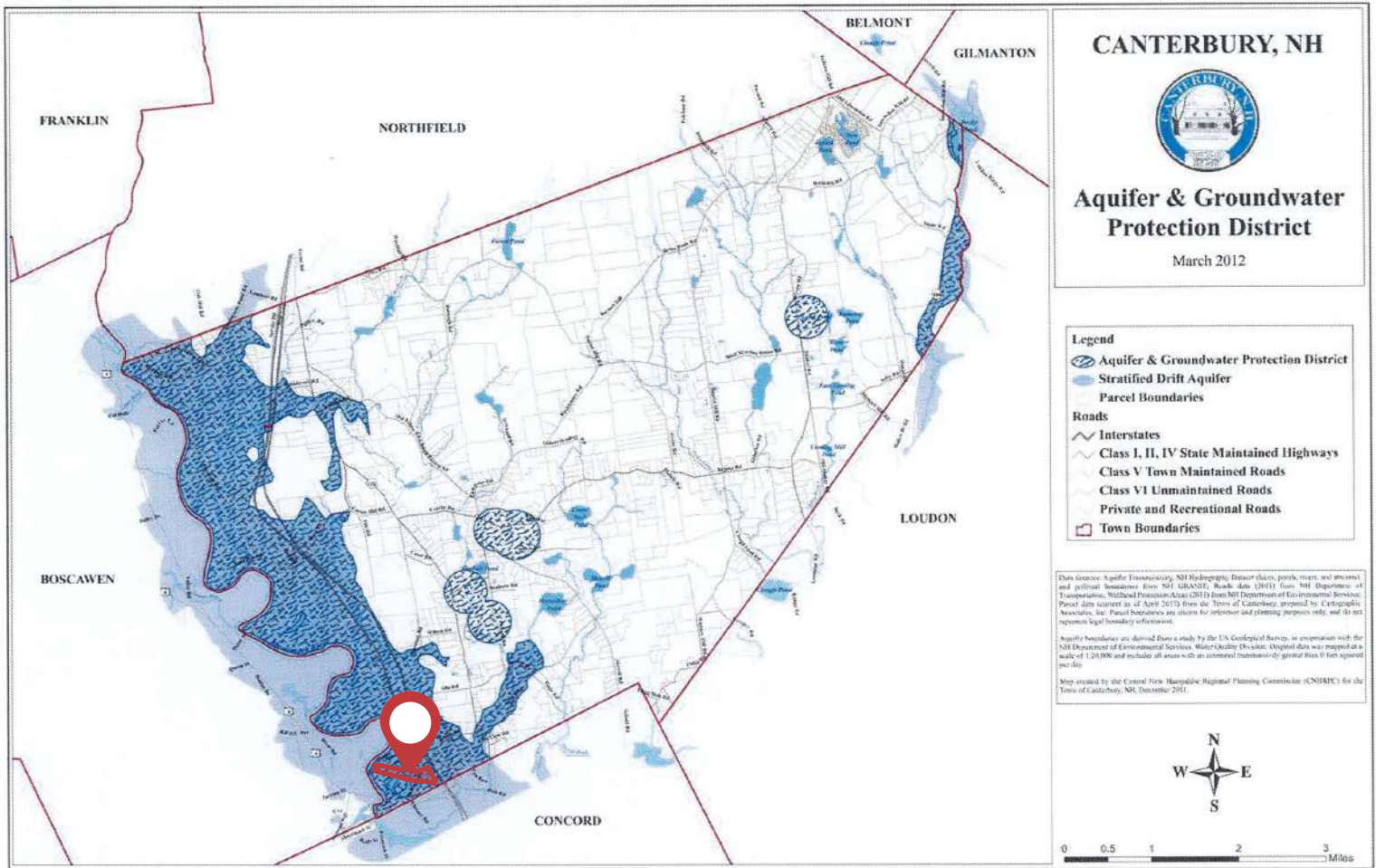


DRIVE TIMES TO:

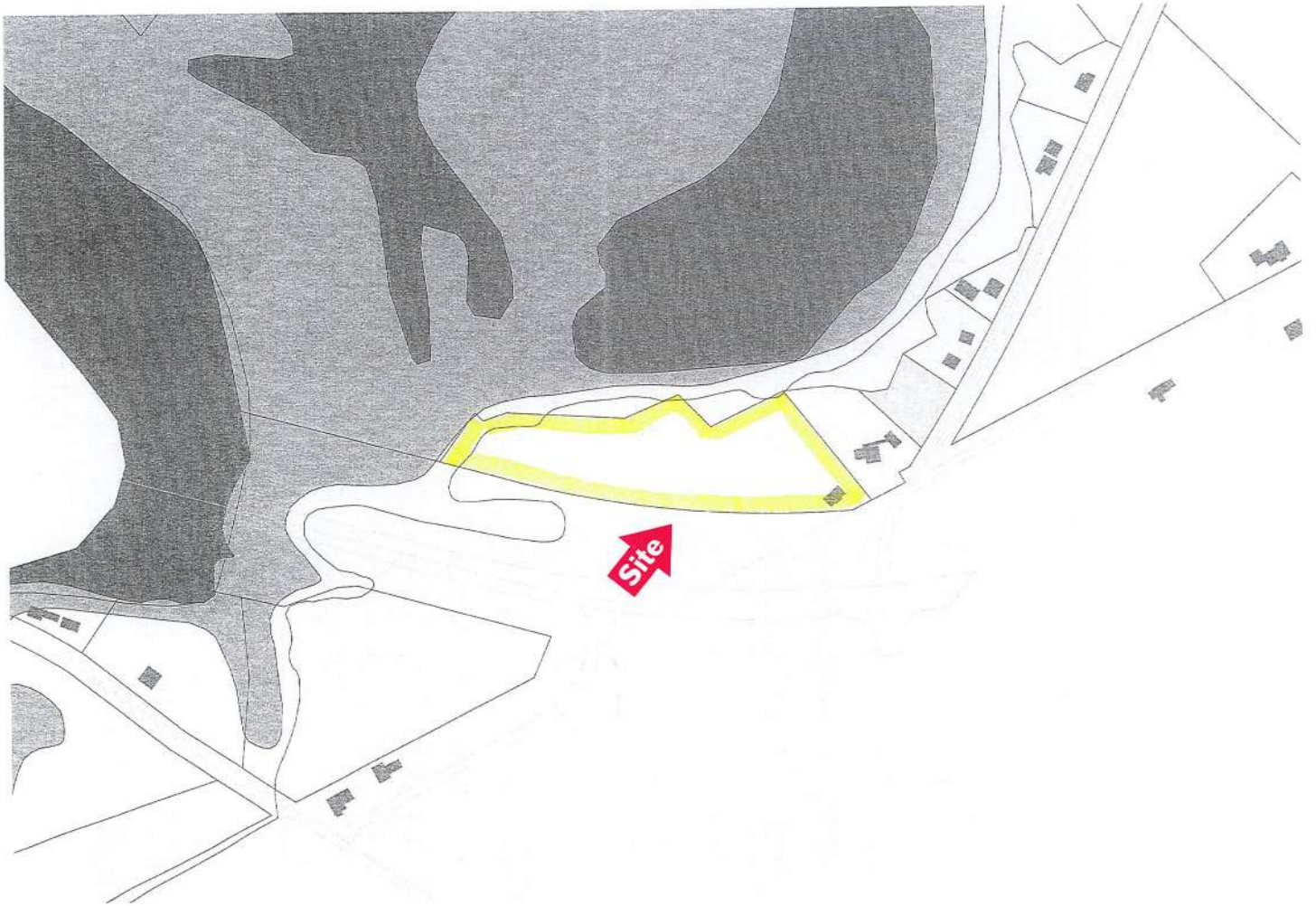
Concord, NH	11 mins
Manchester, NH	26 mins
Boston, MA	1 hr 13 mins

Lakes Region, NH	31 mins
Dover, NH	1 hr
Portsmouth, NH	1 hr 4 mins

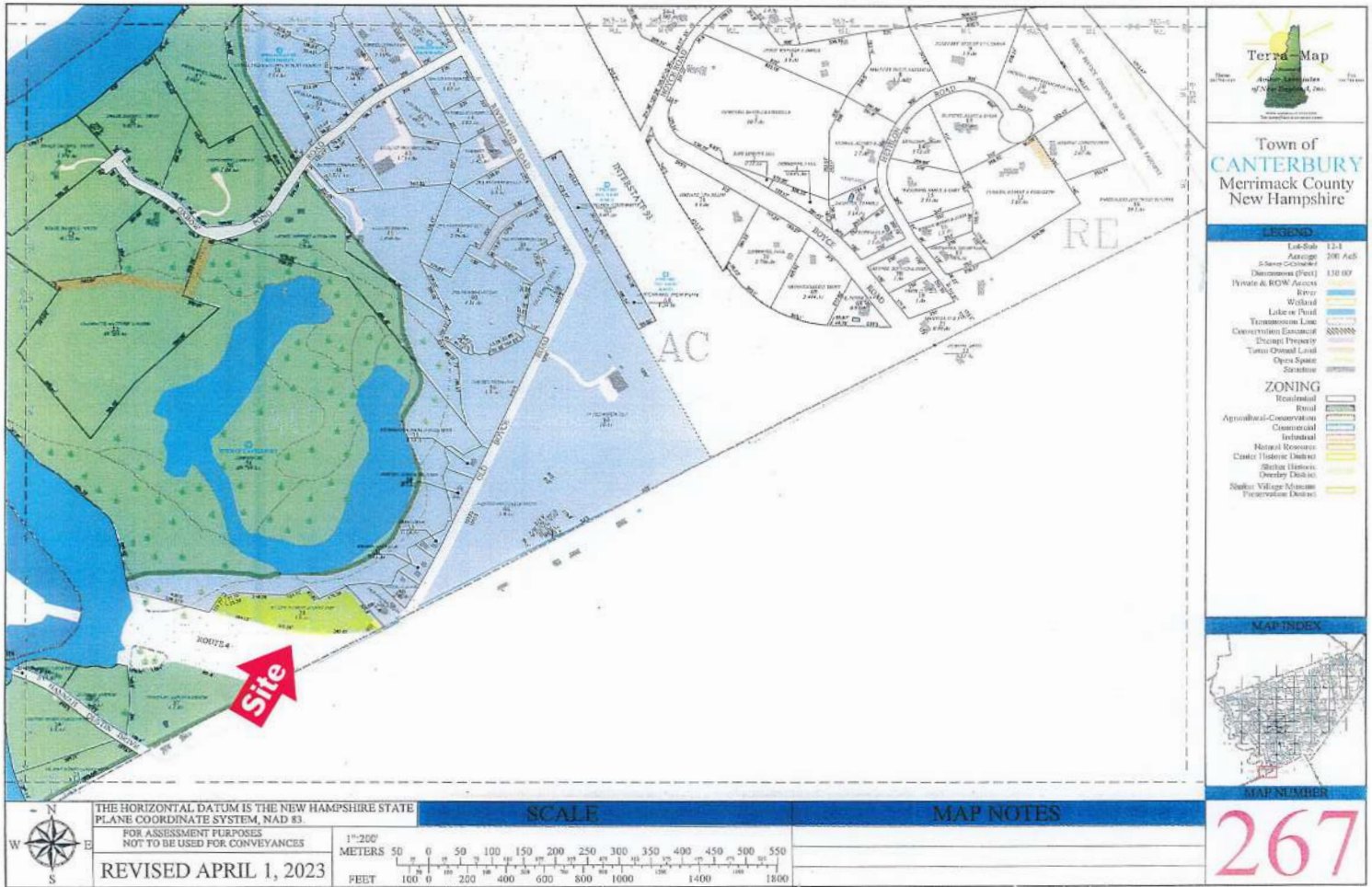
TOWN AQUIFER MAP



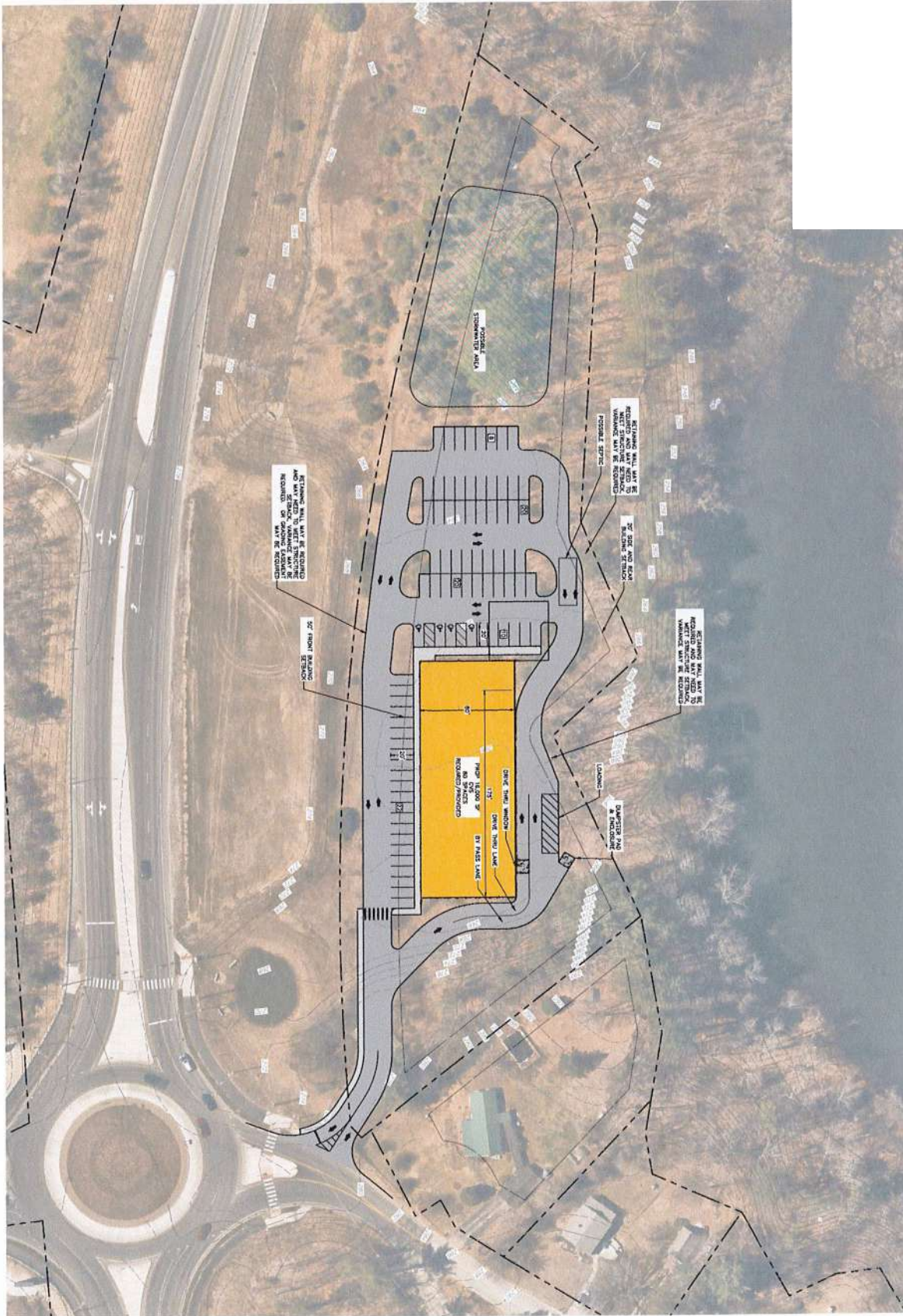
FLOOD MAP



TOWN TAX MAP



CONCEPT PLANS & SURVEY



CONCEPT PLANS & SURVEY



TAX CARD

MAP: 000267
 LOT: 028000
 SUB: 000000

CARD: 1 of 1
 ADDRESS: 4 Old Boyce Rd, Canterbury
 PRINTED: 08/08/2024

Map Lot Sub: 000267 028000 000000 Card: 1 of 1 4 OLD BOYCE ROAD CANTERBURY Printed: 08/08/2024


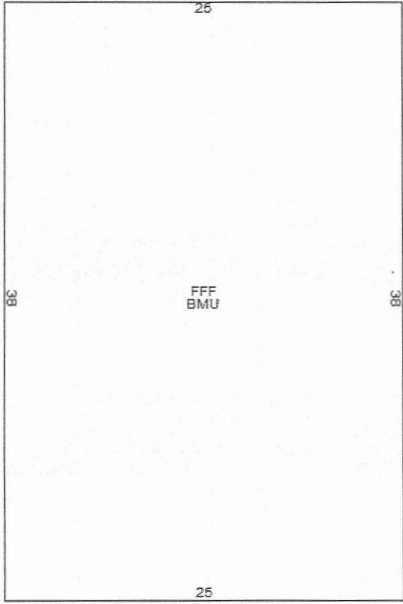
OWNER INFORMATION		SALES HISTORY						PICTURE																																			
		Date	Book	Page	Type	Price Grantor																																					
WOLFE, ROBERT & MARY ANN CO-TRUS WOLFE FAMILY REVOC TRUST 98 SOUTH STREET CONCORD, NH 03301		03/12/2019	3624	1740	U138	WOLFE, ROBERT & MARY																																					
LISTING HISTORY		NOTES																																									
09/29/17	MIRM	COLOR-RED; HOUSE NEEDS UPDATING(OLD PID:000021 000005 000000) '10 PROPERTY IS EVERGROWN, NO UPKEEPING VISIBLE. '17- PROPERTY APPEARS ABANDONED. INT COND IS UNKNOWN																																									
05/07/10	EBRM																																										
06/11/04	JMRL																																										
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR																																				
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	Town of Canterbury 603-783-9955 Office Hours- Mon. & Weds. 9am- 1pm Thurs. 10am-2pm																																			
SHED1 SOUND VAL 100	1		100	100.00	0		0 NV	<table border="1"> <thead> <tr> <th colspan="4">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$ 13,200</td> <td>\$ 0</td> <td>\$ 150,000</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 163,200</td> </tr> <tr> <td>2023</td> <td>\$ 13,200</td> <td>\$ 0</td> <td>\$ 150,000</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 163,200</td> </tr> <tr> <td>2024</td> <td>\$ 13,200</td> <td>\$ 0</td> <td>\$ 150,000</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 163,200</td> </tr> </tbody> </table>				PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2022	\$ 13,200	\$ 0	\$ 150,000	Parcel Total: \$ 163,200				2023	\$ 13,200	\$ 0	\$ 150,000	Parcel Total: \$ 163,200				2024	\$ 13,200	\$ 0	\$ 150,000	Parcel Total: \$ 163,200			
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						0																																					
LAND VALUATION							LAST REVALUATION: 2021																																				
Zone: C - COMMERCIAL		Minimum Acreage: 1.00		Minimum Frontage: 200			Site: GOOD + Driveway:				Road:																																
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																													
IF RES	1.000 ac	95,000	E	100	150	100	100		100	142,500	0	N	142,500	LOC																													
IF RES	2.500 ac	x 3,000	X	100					100	7,500	0	N	7,500																														
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TAX CARD

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 LOT: 028000
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CARD: 1 of 1
 ADDRESS: 4 Old Boyce Rd, Canterbury
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Map Lot Sub: 000267 028000 000000 Card: 1 of 1 4 OLD BOYCE ROAD CANTERBURY Printed: 08/08/2024

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																				
	WOLFE, ROBERT & MARY ANN CO-WOLFE FAMILY REVOC TRUST 98 SOUTH STREET CONCORD, NH 03301	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			Model: 1.00 STORY FRAME RANCH Roof: GABLE HIP/ASPHALT Ext: AVERAGE Int: DRYWALL Floor: CARPET Heat: OIL/FA DUCTED Bedrooms: 2 Baths: 1.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B1 AVG-10 Com. Wall: Size Adj: 1.2818 Base Rate: RSA 98.00 Bldg. Rate: 1.0729 Sq. Foot Cost: \$ 105.14																
		District	Percentage																				
PERMITS																							
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Please Record & Return to:
Sulloway & Hollis, P.L.L.C.
9 Capitol Street
Concord, NH 03301
Attention: R. Carl Anderson, Esq.

Recording Fee: \$20.55
Transfer Tax / Stamp: EXEMPT
LCHIP Surcharge Fee: \$25.00

THE ABOVE SPACE IS FOR THE EXCLUSIVE USE OF THE
MERRIMACK COUNTY REGISTRY OF DEEDS
(FOR PLACEMENT OF TRANSFER TAX STAMPS & RECORDING INFORMATION)

WARRANTY DEED

FOR NO CONSIDERATION PAID, we, Robert P. Wolfe (a/k/a Robert P. Wolfe, Jr.) and Mary Ann Wolfe, husband and wife, having an address of 98 South Street, Concord, New Hampshire 03301, grant to Robert P. Wolfe, Jr. and Mary Ann Wolfe, as Co-Trustees of the Wolfe Family Revocable Trust, a New Hampshire revocable trust dated September 22, 2016, as it may be amended and restated, and to their successor trustee(s), having an address of 98 South Street, Concord, New Hampshire 03301, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land, together with any buildings and improvements thereon, and appurtenances thereto, situated in the Town of Canterbury, County of Merrimack, and State of New Hampshire, being more particularly bounded and described as follows:

"A certain tract of land with the buildings thereon, situated in the Town of Canterbury, County of Merrimack, State of New Hampshire, and located on the northerly side of Shoe String Road, so-called, leading from Penacook to Canterbury, bounded and described as follows:

Beginning on the northerly side of Shoe String Road, so-called, leading from Penacook to Canterbury at an iron pipe marking the southwest corner of land, now or formerly of one Proulx; thence northwesterly north twenty-one (21) degrees thirty-seven (37) minutes west three hundred fourteen feet, more or less, along said Proulx land to an iron pipe at the brow of the hill; thence following the brow of the hill where a fence now stands to land taken by the State of New Hampshire for highway purposes along the following courses and distances;

- a) South eighty-one (81) degrees forty-five (45) minutes west one hundred seventy-one (171) feet to a point;
- b) North twenty-five (25) degrees three (3) minutes west ninety-seven and eight

{C1893109.2 }

DEED

- c) tenths (97.8) feet to a point;
- c) South eighty-four (84) degrees nine (9) minutes west one hundred twenty-six and seven tenths (126.7) feet to a point;
- d) North sixty-nine (69) degrees seventeen (17) minutes west two hundred forty-four and eight tenths (244.8) feet to a point;
- e) South eighty-six (86) degrees fifty-eight (58) minutes west fifty-five and four tenths feet to a point;
- f) North twenty-two (22) degrees thirty-four (34) minutes west twenty-six and three tenths (26.3) feet to a point; and
- g) South fifty-four (54) degrees twenty-seven (27) minutes west one hundred eight (108) feet; more or less, to an iron pipe at land of the State of New Hampshire;

Thence southeasterly eight hundred fifty (850) feet, more or less, along said State land to the point of beginning. Containing three (3) acres, more or less.

Conveying the right to draw water from a well situated on the banking on land presently of Merrimack Landholdings, Inc., and to maintain pipes and enter upon the land for the purpose of maintaining and repairing said pipes, for the purpose of drawing water from said well in the same manner and to the same extent as water now is drawn from said well for the use of the house situated upon the above described premises.

Subject to the right to draw water from a well situated on the banking on land presently of Merrimack Landholdings, Inc., and to maintain pipes and enter upon the land for the purpose of maintaining and repairing said pipes, for the purpose of drawing water from said well in the same manner and to the same extent as water now is drawn from said well for the use of the house situated upon the above-described premises, (see Merrimack County Registry of Deeds Book 623, Page 437, Book 770, Page 77, Book 773, Page 273, and Book 941, Page 148 for further description thereof), to the extent the same may affect these premises, if at all.

This conveyance is further subject to any and all rights of the State of New Hampshire to extend and maintain slopes and embankments as set forth in deeds recorded with the Merrimack County Registry of Deeds, Book 833, Page 219 and Book 833, Page 503, to the extent the same may affect these premises, if at all.

This conveyance is further subject to rights conveyed by Percy S. Sanborn to Fellows & Son, Inc., in a Timber Deed dated June 1, 1934, recorded Merrimack County Registry of Deeds, Book 554, Page 532, to the extent the same may affect these premises, if at all."

MEANING AND INTENDING to describe and convey hereby all and the same premises conveyed by Mary C. Lacombe (f/k/a Mary C. Brown) and Kevin J. Sharpe to Robert P. Wolfe and Mary Ann Wolfe by Warranty Deed dated August 14, 1987 and recorded with the Merrimack County Registry of Deeds at Book 1668, Page 932.

According to the current records of the Town of Canterbury, New Hampshire, the premises conveyed hereby are located at and known as 4 Old Boyce Road and are identified as Tax Map 267 Lot 28, containing 3.500 acres, more or less.

{C1893109.2 }

DEED

This is a conveyance of property to a New Hampshire revocable trust created and funded for estate planning purposes as a testamentary substitute, and is exempt from the payment of the New Hampshire real estate transfer tax pursuant to NH RSA 78-B:2,XXII.

These are not the homestead premises of the Grantors herein.

Executed this 11th day of March, 2019.

Robert P. Wolfe
Robert P. Wolfe (a/k/a Robert P. Wolfe, Jr.)

Mary Ann Wolfe
Mary Ann Wolfe

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

The foregoing instrument was acknowledged before me this 11th day of March, 2019 by Robert P. Wolfe (a/k/a Robert P. Wolfe, Jr.) and Mary Ann Wolfe.

Agnes P. Conroy
Notary Public
My commission expires: 8/5/2020
Notary Seal or Stamp:



Note: This deed was prepared by Sulloway & Hollis, P.L.L.C. at the request of the Grantors and for their benefit. It was based solely upon information provided by the Grantors. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, Sulloway & Hollis, P.L.L.C. makes no representations as to any matters concerning title.

NH REAL ESTATE PROPERTY DISCLOSURE

Property Address 4 Old Boyce Rd
Canterbury NH



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: None
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Unknown
Type of system: Unknown
Location: Unknown
Malfunctions: Unknown
Age of system: Unknown
Date most recently serviced: Unknown
Name of Contractor who services system: Unknown

NH REAL ESTATE PROPERTY DISCLOSURE

Property Address 401d Boyce Rd
Canterbury NH

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

NOT WaterFront

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.

Page 2 | 3

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Last Revised 2/9/18

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Untitled

NH REAL ESTATE PROPERTY DISCLOSURE

Property Address 4 Old Boyce Rd
Canterbury N.H.

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: 4 Old Boyce Rd

Unit Number (if applicable): _____

Town: Canterbury N.H.

Robert P. Wolfe Jr.
SELLER

8/9/24
Date

Mary Ann Wolfe
SELLER

8/9/24
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

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:

PERRY B. SNOW
**COMMERCIAL SALES
& LEASING**

tel (603) 668-7000 x208
mobile (603) 318-5411
fax (603) 657-1935
perry@nainorwoodgroup.com

JUDY NILES-SIMMONS
COMMERCIAL SALES & LEASING
LICENSED BROKER IN NH & MA

tel (603) 668-7000 x218
mobile (603) 496-4516
fax (603) 657-1927
judy@nainorwoodgroup.com



Commercial Real Estate Services, Worldwide.

NAI NORWOOD GROUP

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Bedford, NH 03110
www.nainorwoodgroup.com