



FORMER  
CHURCH &  
GATHERING  
SPACE FOR SALE

FOR SALE  
**58 SOUTH MAIN STREET**  
**FRANKLIN, NH 03235**  
**\$550,000**

4,392 +/- SF AVAILABLE

# PROPERTY INFORMATION



**4,392 +/- SF For Sale**

**58 SOUTH MAIN STREET, FRANKLIN, NH 03235**

**\$550,000**

## DESCRIPTION:

Lovely 2.5 story brick building with stain glass windows, raised paneling, wood floors with a fully furnished kitchen with function area located in the basement. Handicapped access from the rear basement stairs with stair lift to the upper floor. Parking on the side and some in the rear of the building. Located on the Pemigewasset River.

## [VIRTUAL TOUR LINK](#)

## PROPERTY FEATURES:

- Ample Parking
- Located on the Pemigewasset River
- Multiple Uses Permitted
- Public Water
- Public Sewer

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# DEMOGRAPHICS



## 2025 SUMMARY

| 2025 SUMMARY     | 2 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 3,635    | 10,041   | 16,880   |
| Households       | 1,539    | 4,273    | 7,079    |
| Families         | 933      | 2,645    | 4,497    |
| Avg HH Size      | 2.31     | 2.29     | 2.33     |
| Median Age       | 41.7     | 44.1     | 44.4     |
| Median HH Income | \$72,896 | \$75,705 | \$78,174 |
| Avg HH Income    | \$81,316 | \$90,686 | \$95,203 |

### BUSINESSES (10 MILE)



**789**

TOTAL BUSINESSES



**11,588**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$78,174**

MEDIAN HH INCOME



**\$40,109**

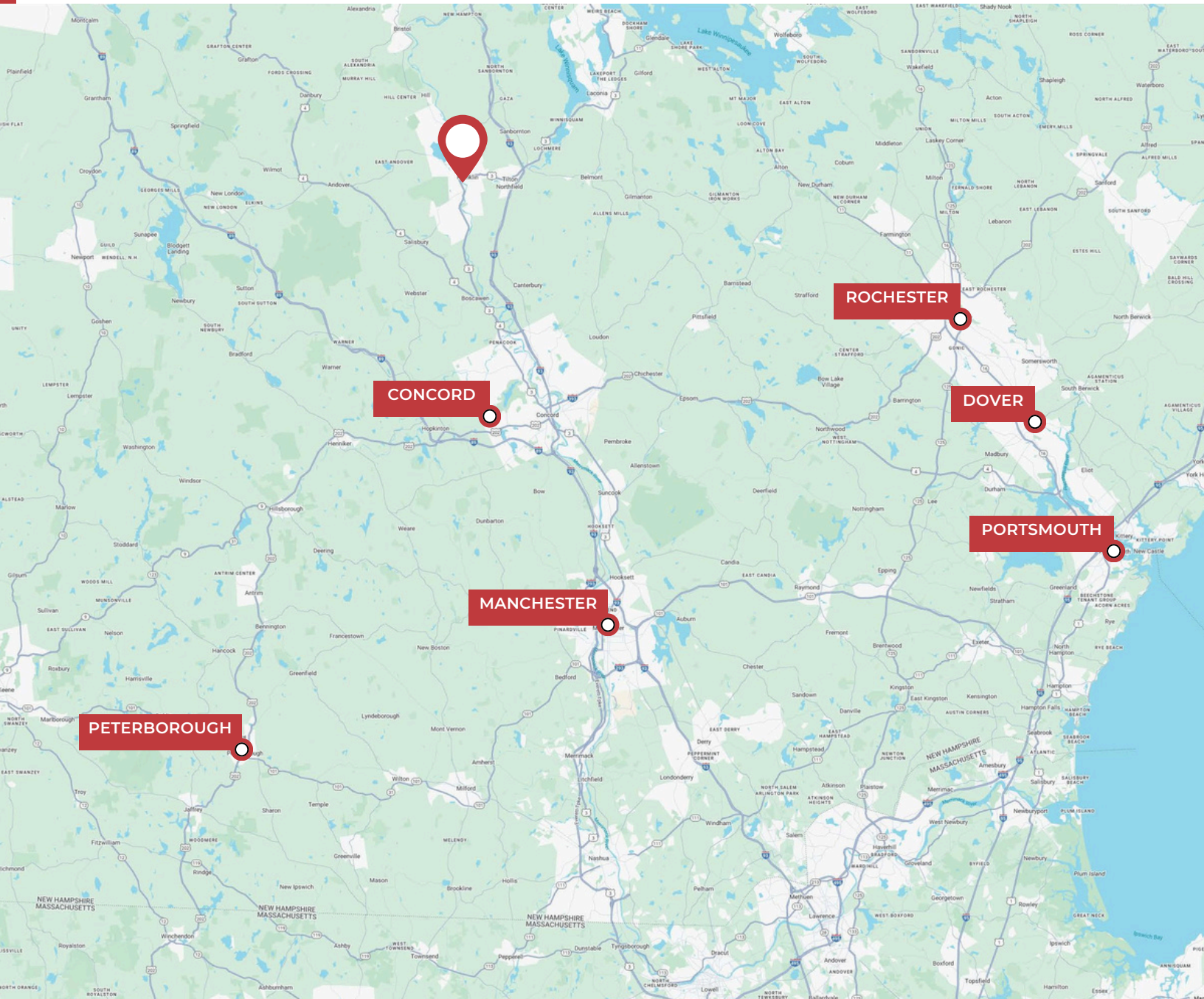
PER CAPITA INCOME



**\$209,356**

MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

Concord, NH 26 mins

Manchester, NH 43 mins

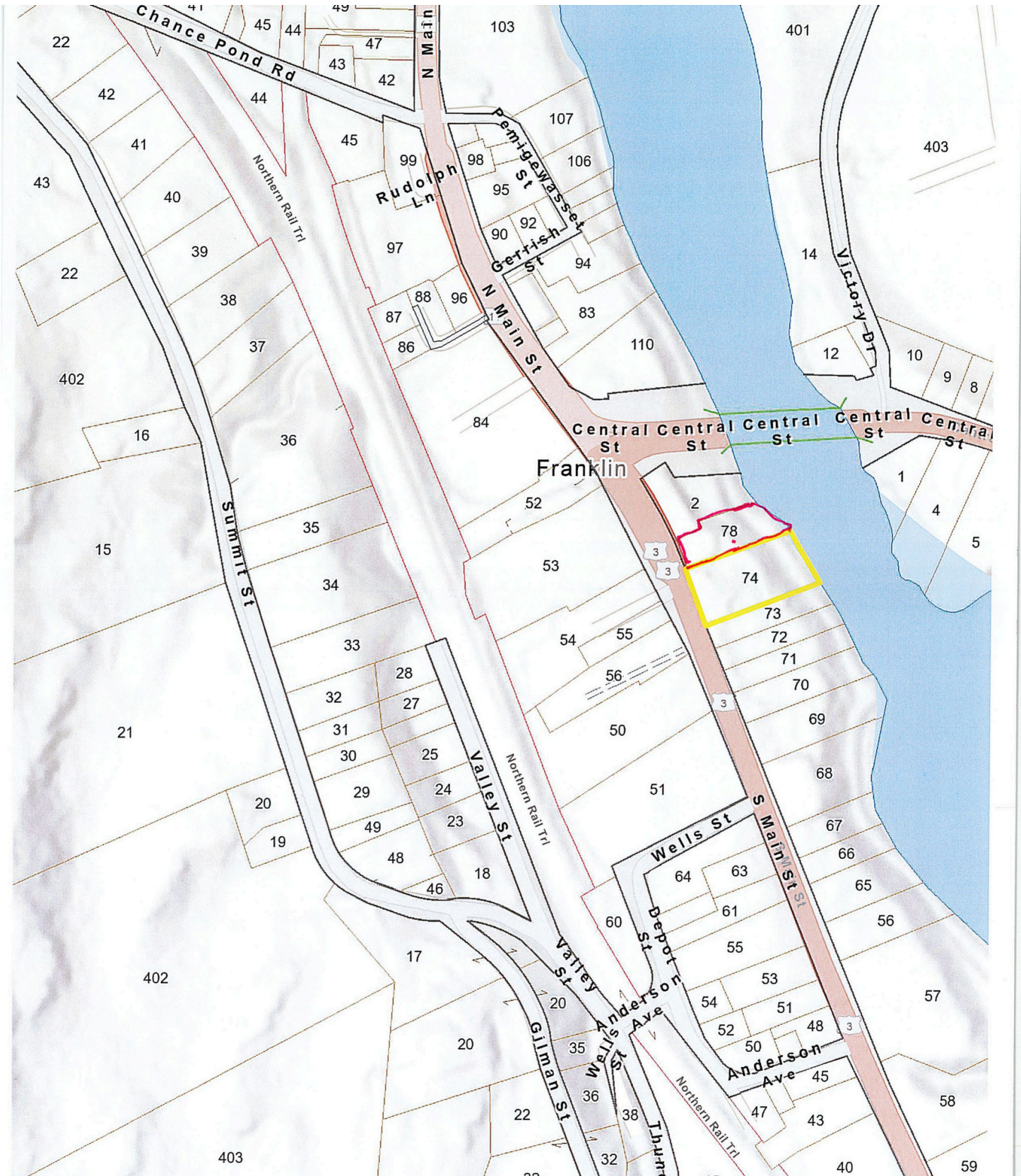
Peterborough, NH 1hr 14 mins

Dover, NH 1 hr 21 mins

Portsmouth, NH 1 hr 23 mins

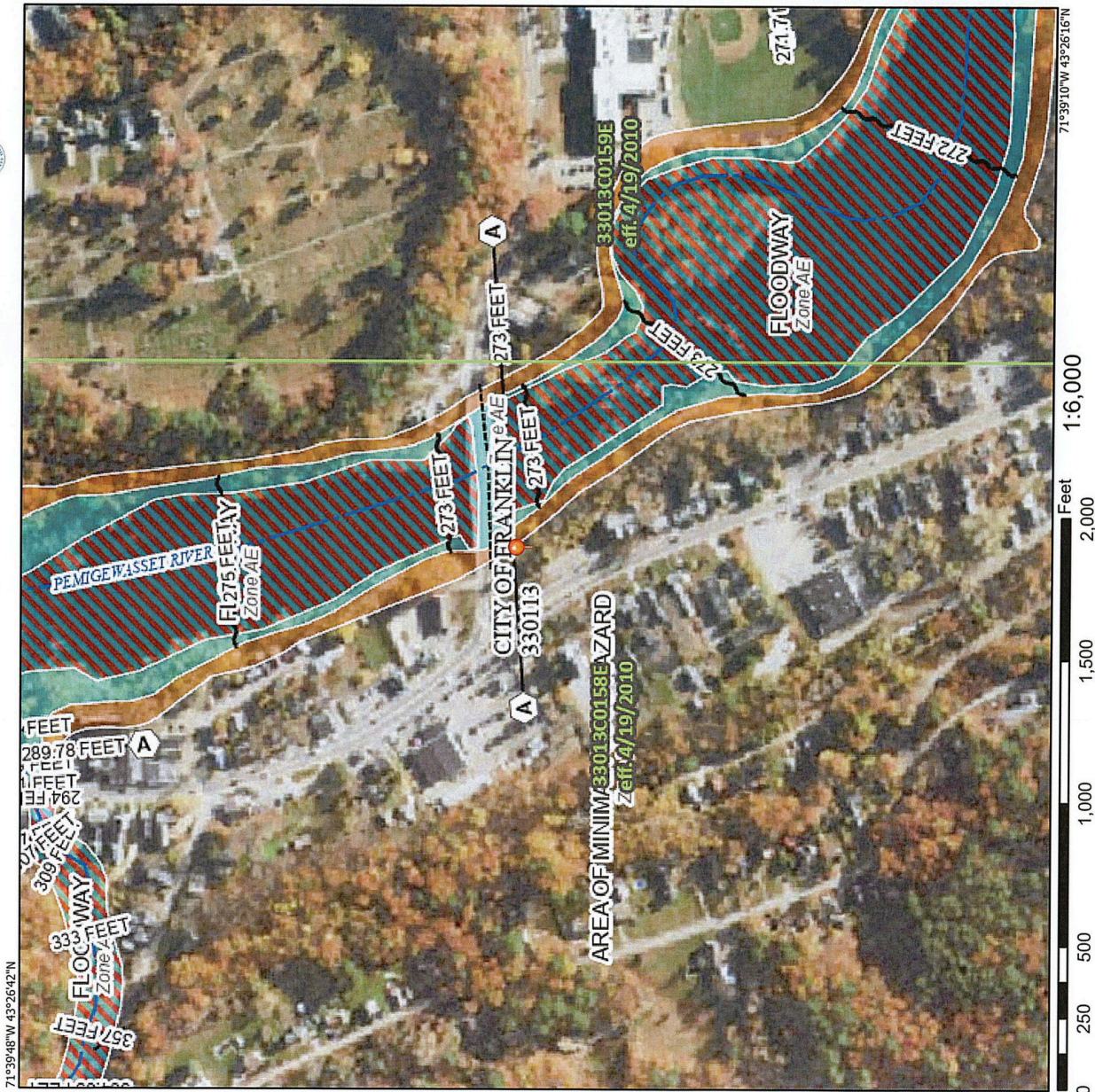
Boston, MA 1 hr 40 mins

# TAX MAP



# FLOOD ZONE MAP

## National Flood Hazard Layer FIRMette



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% Annual Chance flood with average depth less than one foot or with draining areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

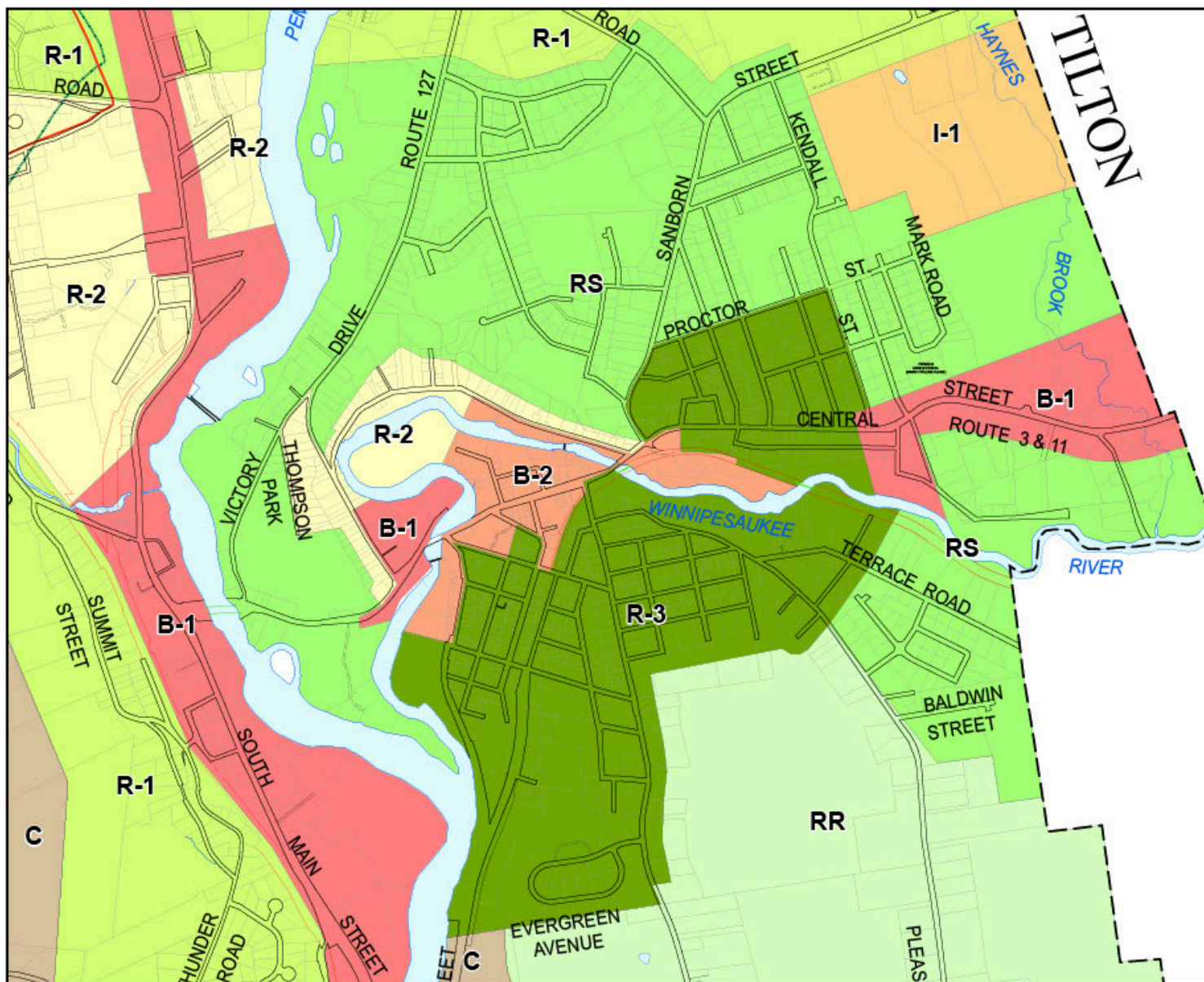
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/29/2025 at 4:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# DOWNTOWN ZONING MAP



DOWNTOWN ZONING MAP  
OF  
**FRANKLIN**  
NEW HAMPSHIRE  
SCALE: 1" = 600'



PRODUCED BY  
**CAI Technologies**  
Precision Mapping. Geospatial Solutions.  
11 PLEASANT STREET, LITTLETON, NH 03261  
800.322.4540 - WWW.CAI-TECH.COM



## LEGEND

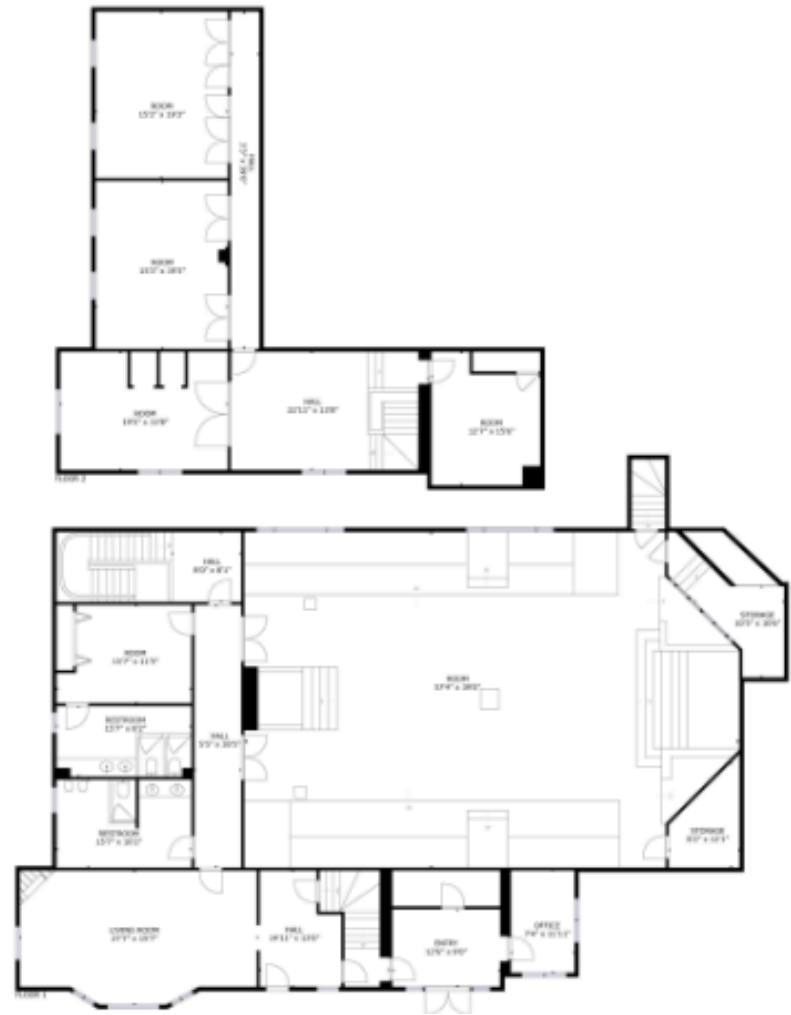
- PROPERTY LINE
- WATER
- - - TOWN LINE
- - - RIGHT OF WAY
- ROAD
- UNDEVELOPED ROAD
- DISCONTINUED ROAD
- PRIVATE ROAD

## NOTES

DISCLAIMER: Zoning lines and designations as shown herein are based on a compilation of zoning maps provided by the City of Franklin Planning & Zoning Department. Please verify specific zoning designations for individual lots with the Franklin Planning & Zoning Administrator.  
Property Lines Current to April 1, 2021.

- B-1 Low-Density Business and Commercial District
- B-2 High-Density Business and Commercial District
- C Conservation District
- LP Lake Protection District
- I-1 Industrial District
- I-2 Light Industrial District
- RR Rural Residential District
- R-1 Low-Density Residential District
- R-2 High Density Residential District
- R-3 One-, Two- and Three-Family Residential District
- RS Single-Family Residential District
- Webster Lake Overlay District Boundary
- Webster Lake Watershed Boundary

# FLOOR PLAN



# TAX CARDS

Parcel ID: 000098 000074 000000 (CARD 1 of 1)  
 Owner: MERIDIAN LODGE #60 OF THE FREE  
 AND ACCEPTED MASONS OF FRANKLIN  
 Location: 58 SOUTH MAIN STREET  
 Acres: 0.820

## General

| Valuation  |           | Listing History  |               |
|--|-----------|------------------|---------------|
| <b>Building Value:</b>                               | \$444,700 | <b>List Date</b> | <b>Lister</b> |
| <b>Features:</b>                                     | \$6,000   | 03/29/2019       | MSVL          |
| <b>Taxable Land:</b>                                 | \$77,300  | 09/19/2016       | RD            |
| <hr/>  |           | 09/12/2013       | RD            |
| <b>Card Value:</b>                                   | \$528,000 | 03/26/2009       | RD            |
| <b>Parcel Value:</b>                                 | \$528,000 |                  |               |
| <a href="#">Review and Pay Property Taxes Online</a> |           |                  |               |

**Notes:** MERIDIAN LODGE #60 F&AM IONIC RAGGED MTN CHAPTER OES 20; WOB; REAR & BOTH SIDES; 4 STRY CLOCK TOWER W/BELL; 3/09 PERMIT; NOH; CLOCK TOWER, BAY & CHIMNEY APPR REBUILT-NCIV; 3/13 CODE AS EXEMPT-GOING TO A PILOT FOR 2013; WINDOWS INCL SOME STAIN GLASS; 3/19; CORR INT INFO; BTHS = 1 W/5, 2 W/4 & 1 W/3 FIX-AVE FOR USE; ALSO SOME LINO FLRS; COMM KIT IN RBF; UFF = VERY ROUGH FIN W/NO HEAT = UFU; DNPU AREA OVER UFU = TRUSSED W/LIM ACC;

## History Of Taxable Values

| Tax Year | Building  | Features | Land     | Value Method   | Total Taxable |
|----------|-----------|----------|----------|----------------|---------------|
| 2024     | \$444,700 | \$6,000  | \$77,300 | Cost Valuation | \$528,000     |
| 2023     | \$444,700 | \$6,000  | \$77,300 | Cost Valuation | \$528,000     |
| 2022     | \$408,100 | \$3,000  | \$62,900 | Cost Valuation | \$474,000     |
| 2021     | \$408,100 | \$3,000  | \$62,900 | Cost Valuation | \$474,000     |
| 2020     | \$408,100 | \$3,000  | \$62,900 | Cost Valuation | \$474,000     |
| 2019     | \$408,100 | \$3,000  | \$62,900 | Cost Valuation | \$474,000     |
| 2018     | \$436,100 | \$0      | \$62,900 | Cost Valuation | \$499,000     |
| 2017     | \$310,700 | \$0      | \$39,800 | Cost Valuation | \$350,500     |
| 2016     | \$315,900 | \$0      | \$39,800 | Cost Valuation | \$355,700     |
| 2015     | \$315,900 | \$0      | \$39,800 | Cost Valuation | \$355,700     |
| 2014     | \$315,900 | \$0      | \$38,700 | Cost Valuation | \$354,600     |

## Sales

| Sale Date  | Sale Type | Qualified                 | Sale Price | Grantor                                   | Book | Page |
|------------|-----------|---------------------------|------------|---|------|------|
| 05/20/2019 | IMPROVED  | NO - BUSIN AFFIL GRNTR/E  | \$1        | FRANKLIN MASONIC ASSOCIATION, THE         | 3631 | 641  |
| 02/08/1994 | IMPROVED  | NO - UNCLASSPYD EXCLUSION | \$1        | MERIDIAN LODGE #60 OF THE FREE & ACPTD    | 1947 | 1662 |
| 06/27/1980 | IMPROVED  | NO - REL/CHAR/EDU GRNTR/E | \$65,000   | CONGREGTIONAL-CHRISTIAN CHURCH OF FRANKLI | 1373 | 628  |

## Land

|                      |            |                       |          |
|----------------------|------------|-----------------------|----------|
| <b>Size:</b>         | 0.820 Ac.  | <b>Site:</b>          | AVERAGE  |
| <b>Zone:</b>         | 03 - B1W&S | <b>Driveway:</b>      | PAVED    |
| <b>Neighborhood:</b> | AVERAGE    | <b>Road:</b>          | PAVED    |
| <b>Land Use:</b>     | COM/IND    | <b>Taxable Value:</b> | \$77,300 |

# TAX CARDS, CONT.

| Land Type | Units    | Base Rate | NC       | Adj | Site | Road | Dway | Topo       | Cond | Ad Valorem | SPI      | R        | Tax Value | Notes   |
|-----------|----------|-----------|----------|-----|------|------|------|------------|------|------------|----------|----------|-----------|---------|
| COM/IND   | 0.230 AC | 80,000    | E        | 100 | 100  | 100  | 100  | 95 MILD    | 100  | 76,000     | 0        | N        | 76,000    |         |
| COM/IND   | 0.590 AC | 2,500     | X        | 100 | 0    | 0    | 0    | 90 ROLLING | 100  | 1,300      | 0        | N        | 1,300     |         |
| COM/IND   | 1.000 WF | 260,000   | X        | 100 | 0    | 0    | 0    | 100        | 0    | 0          | 0        | N        | 0         | 134' WF |
|           |          |           | <b>i</b> |     |      |      |      |            |      | <b>i</b>   | <b>i</b> | <b>i</b> |           |         |

## Building

### 2.50 STORY SOCIAL/FRA Built In 1917

|                  |                         |                        |         |                           |           |
|------------------|-------------------------|------------------------|---------|---------------------------|-----------|
| <b>Roof:</b>     | GABLE OR HIP<br>ASPHALT | <b>Bedrooms:</b>       | 0       | <b>Quality:</b>           | AVG+30    |
| <b>Exterior:</b> | BR ON MASONRY           | <b>Bathrooms:</b>      | AVERAGE | <b>Size Adj.</b>          | 0.8700    |
| <b>Interior:</b> | PLASTERED<br>DRYWALL    | <b>Extra Kitchens:</b> | 0       | <b>Base Rate:</b>         | 85.00     |
| <b>Flooring:</b> | HARDWOOD<br>CARPET      | <b>Fireplaces:</b>     | 0       | <b>Building Rate:</b>     | 1.0738    |
| <b>Heat:</b>     | GAS                     | <b>Generators:</b>     | 0       | <b>Sq. Foot Cost:</b>     | 91.27     |
|                  | STEAM                   | <b>AC:</b>             | NO      | <b>Effective Area:</b>    | 8,120     |
|                  |                         |                        |         | <b>Gross Living Area:</b> | 4,392     |
|                  |                         |                        |         | <b>Cost New:</b>          | \$741,112 |

## Depreciation

| Normal AVERAGE | Physical | Functional DESIGN | Economic | Temporary | Total Dpr. | Assessment |
|----------------|----------|-------------------|----------|-----------|------------|------------|
| 30%            | 0%       | 10%               | 0%       | 0%        | 40%        | \$444,700  |

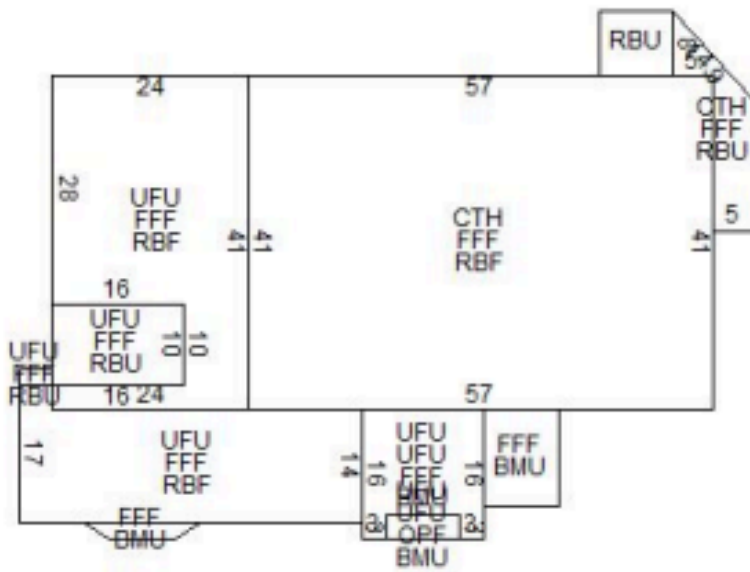
## Features

| Feature Type      | Units | Length x Width | Size Adj | Rate    | Cond          | Value          | Notes |
|-------------------|-------|----------------|----------|---------|---------------|----------------|-------|
| FIREPLACE 1-STAND | 1     |                | 100      | 6000.00 | 100           | \$6,000        |       |
|                   |       |                |          |         | <b>Total:</b> | <b>\$6,000</b> |       |

## Photo



# TAX CARDS, CONT.



| Code          | Description        | Area  | Eff Area     | GL Area      |
|---------------|--------------------|-------|--------------|--------------|
| CTH           | CATHEDRAL          | 2,457 | 246          | 0            |
| FFF           | FST FLR FIN        | 4,392 | 4,392        | 4,392        |
| RBF           | RAISED BSMNT FIN   | 3,761 | 2,257        | 0            |
| RBU           | RAISED BSMNT UNFIN | 360   | 108          | 0            |
| BMU           | BSMNT UNFINISHED   | 370   | 74           | 0            |
| UFU           | UPPER FLR UNFIN    | 2,072 | 1,036        | 0            |
| OPF           | OPEN PORCH         | 27    | 7            | 0            |
| <b>Totals</b> |                    |       | <b>8,120</b> | <b>4,392</b> |

# DEED

201900007870 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register  
BK: 3631 PG: 641, 5/20/2019 9:14 AM LCHIP \$25.00 RECORDING \$14.00 SURCHARGE \$2.00

When recorded please return to:

Return To:  
Sessler Law Office, PLLC  
396 Central St.  
Franklin, NH 03235

14  
2019  
5/20

## QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that WE, **FRANKLIN MASONIC ASSOCIATION**, a New Hampshire Non Profit Corporation with a business address of 58 South Main Street, Franklin, Merrimack County, New Hampshire, for consideration paid, grant to **MERIDIAN LODGE #60 OF THE FREE AND ACCEPTED MASONS OF FRANKLIN**, with a business address of 58 South Main Street, Franklin, Merrimack County, New Hampshire, and with QUITCLAIM COVENANTS:

The following described tracts of land with buildings and improvements thereon, situated in said Franklin, County of Merrimack, State of New Hampshire, bounded and described as follows:

TRACT #1: Westerly by South Main Street; Northerly by land formerly of Fred A. Eastman; Easterly by the Pemigewasset River; and Southerly by land now or formerly of the heirs of Lorenzo D. Davenport.

TRACT #2: Beginning at the Southeasterly corner of land now or formerly of the Congregational-Christian Church of Franklin, Inc., thence following the same course as the Congregational-Christian Church of Franklin, Inc.'s southerly line to the Pemigewasset River; thence up said river to land now or formerly of Frank A. Parsons to land now or formerly of the Congregational-Christian Church of Franklin, Inc.; thence Southerly by land now or formerly of the Congregational-Christian Church of Franklin, Inc., to the first bound.

Said premises are subject to the right reserved in Deed of John Wise and Minnie C. Wise, their heirs and assigns, to pass in common with the Congregational-Christian Church of Franklin, Inc. over land on the north and east sides of the church to reach land now or formerly of Wise so far as reasonably necessary.

TRACT #3: Westerly by South Main Street; Northerly by land now or formerly owned by Edward and Ida Pike to land now o formerly owned by Edward A. Fellows and land formerly owned or occupied by John Shaw; Easterly by the Pemigewasset River; and Southerly by land now or formerly of George W. Drake and land of the Christian Church Society; being the school house lot, so called, and block purchase by the late Austin F. Pike of the school district of Franklin on August 1, 1883, and land in the rear of same between said lot and said river.

# DEED, CONT.

201900007870 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register  
BK: 3631 PG: 642, 5/20/2019 9:14 AM LCHIP \$25.00 RECORDING \$14.00 SURCHARGE \$2.00

Quitclaim Deed


Page 2

Said premises conveyed herein are subject to a permanent and temporary easement from the Congregational-Christian Church of Franklin, Inc. to the New Hampshire Water Supply and Pollution Control Commission dated March 9, 1978 and recorded in Book 1316, Page 498 of the Merrimack County Records.

This deed is a non-contractual transfer and thus exempt from real estate transfer taxes pursuant to New Hampshire RSA 78-B:2, IX.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by Quitclaim Deed dated February 7, 1994 and recorded in the Merrimack County Registry of Deeds at Book 1947, page 1662.

Executed this the 3<sup>rd</sup> day of May, 2019.



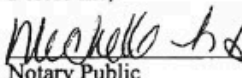
John Benham, Chairman  
Of the Board of Trustees

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK SS:

On this the 3<sup>rd</sup> day of May, 2019, personally appeared the above named John Benham known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he has executed the same for the purposes therein contained.

IN WITNESS Whereof, I hereunto set my hand and official seal.

Before me,



Notary Public

My commission expires:



ATTORNEY James N. Sessler  
359 Central Street, Franklin, New Hampshire 03235

# DISCLOSURES

Property Address 58 South Main St  
FRANKLIN 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](http://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  
Location: \_\_\_\_\_  
Malfunctions: UNKNOWN  
Date of Installation: UNKNOWN  
Date of most recent water test: UNKNOWN  
Problems with system: UNKNOWN

## SEWERAGE DISPOSAL SYSTEM

Size of Tank: NA  
Type of system: CITY  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: UNKNOWN  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

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Last Revised 2/9/18

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

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Fax

Untitled

# DISCLOSURES, CONT.

Property Address 58 South Main St  
Franklin 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

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 58 South Main St  
FRANKLIN NH

## 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: 58 South Main Street

Unit Number (if applicable): \_\_\_\_\_

Town: FRANKLIN NH

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
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

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Last Revised 2/9/18

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PATRICIA VISCONTE

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Phone: (603)623-0100

Fax:

Untitled

# 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:

---

**JUDY NILES-SIMMONS**

**SENIOR ADVISOR**

tel (603) 668-7000

mobile (603) 496-4516

[judy@nainorwoodgroup.com](mailto:judy@nainorwoodgroup.com)

**CHRISTOPHER NORWOOD**

**PRESIDENT**

tel (603) 668-7000 x 212

[cnorwood@nainorwoodgroup.com](mailto:cnorwood@nainorwoodgroup.com)



Commercial Real Estate Services, Worldwide

**NAI Norwood Group**

116 South River Road

Bedford, NH 03110

[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)