

## General Information

\*Property address: 2 Mary E. Clark Drive, Unit(s) 8 and 9, Hampstead, NH 03841

- \*  Property Type: Office / commercial
- Access and Directions to property: From I-93 Take Exit 3 (Route 111) to East. Head toward Route 28 & take new bypass approximately 4 miles to Route 121 (Stage Road). Turn left at lights. Take immediate left into Mary E. Clark Dr. Building #2 is 1st on left.
- Full description of Lot or Property: Hampstead, NH - Two commercial condominiums for sale. Unit 8 and 9 are currently connected and cojoined through interior door. However, units can be sold separately or together. Unit 8 is affordable for smaller occupancy with a couple private offices, main entrance and private restroom. Unit 9 is a corner office with multiple private offices, entrance area, kitchenette and restroom with shower. Entry located just off the main building entrance. Nice signage and building is located first at the entrance to Mary E. Clark. Plenty of parking and great location just off Route 111. Unit 8: \$80,000; Unit 9: \$130,000; Both unit 8 and 9: \$200,000.
- \*  Lot #: Unit 8: Map 6, Lot 32, Unit 38, Unit 9: Map 6, Lot 32, Unit 39.
- \*  Pricing: \$ 80,000 for Unit 8, \$130,000 for Unit 9, \$200,000 for both sold as one transaction. (Lease: Unit 8: \$800 modified gross, Unit 9: \$1,300 modified gross)

## Site Data

- \*  Lot Size: 7.8 Acres
- \*  Frontage: Primary Road: 150' Secondary Road: \_\_\_\_\_
- \*  Square Footage of Structure(s): 17,160 +/- including lowest level Unit 8 : 550 +/- SF. Unit 9: 1,050 +/- SF. 8 & 9 1,600 SF +/-.
- \*  Number of Floors: 2 - Located on second floor. Only stair access.
- \*  Sewage: Private
- \*  Gas:  Propane  Natural
- \*  Water:  Well  Municipal
- ∇  Number of Bathrooms: 1 Restroom in Unit 8. 1 restroom with shower (3/4) in Unit 9.
- ∇  Basement: None-
- ∇  Included: Furniture: If any exists, neither the condition or functionality is represented by Owner. Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.  
Other: \_\_\_\_\_
- ∇  Parking Spaces: 200
- ∇\*  Number of docks: \_\_\_\_\_ Door height: \_\_\_\_\_  NA
- ∇\*  Number of drive-in doors: \_\_\_\_\_ Door height: \_\_\_\_\_  NA
- ∇\*  Communications network: (DSL, cable, phone line only, etc.) High-Speed is assumed. Tenant/Buyer to verify with their preferred provider.
- \*  Zoning: C-1  Permitted Uses: \_\_\_\_\_
- \*  Signage: Units have signage on building marquee
- \*  Traffic count report: closest number: see town details where: \_\_\_\_\_

## Building Construction

- \*  Age of Building(s): 1989
- \*  Type of Construction: Wood Frame
- \*  Ceiling Height: 8' +/-  Varied
- \*  Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Brick
- \*  Floors (Carpeted, concrete, tile, etc.) Mostly carpeted
- \*  Roof (Tile, Asphalt shingle, slate, etc.): Asphalt shingle
- \*  Lighting: Flourescent

## Building Services

- \*  Heat Source (Fuel)/Heat Type: Propane / FHA
- \*  Air Conditioning Source/Type: Central
- \*  Handicapped Access: Unit is on second floor with no elevator. Large stairway entrance

- \*∇  Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
- \*∇  Sprinklers:  Wet  Dry None: X
- \*❖  Electrical Service: 100 amp
- Additional Features: Building/unit is visible from Route 111/121

Additional Information

- \*∇  NNN amount:  NA Nets include:
  - Association Fees: Per Gary: Unit 8 \$135; Unit 9 \$192  NA
- \*❖  Taxes: Per phone call to Hampstead Town Office Unit 8 \$1557.88 Unit 9 \$1993.00 per year. For year:2021
- \*❖  Deed: Book: 3333 Page: 0916 Date: 10-16-1998 Additional: None - N/A Not available: This is a recent deed that was found, but Broker has not been provided an individual deed for each unit, if one currently exists.
- ❖  Area:
  - Other businesses: Numerous businesses in immediate facility as well as numerous convenience businesses such as grocery, restaurant, and gas in nearby areas.
  - Transportation: Located on Route 121 and Route 111 just past new Route 111 Bypass to I-93 exit 3
  - Local improvements: New Route 111 Bypass to I-93 exit 3; I-93 widening project
  - Other area notables: \_\_\_\_\_

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