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PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE

OFFERING MEMORANDUM

**490 Charles Bancroft
Highway, Litchfield, NH**

Sale Price \$3,100,000

NATHAN BELIVEAU-ROBINSON
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JOE ROBINSON
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PROPERTY INFORMATION



Development Opportunity 490 CHARLES BANCROFT HIGHWAY | LITCHFIELD, NH Sale Price \$3,100,000 Zoning: Northern Commercial District

Presenting an exceptional opportunity to acquire 30.34+/- acres of vacant commercial land located in the Northern Commercial District of Litchfield. This listing includes three lots: 490 Charles Bancroft Hwy, 6 St. Francis Way, and 3 St. Francis Way.

This property is strategically positioned just minutes from the Manchester-Boston Regional Airport, Route 3, and the Everett Turnpike, ensuring excellent accessibility for a range of commercial developments. With its prime location and substantial acreage, this land is ideal for investors and developers seeking to capitalize on continued growth in the area. Municipal water and three-phase power are in the area. No municipal sewer. The land is in current use. Buyer is responsible for current use tax.

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILES	10 MILES
Population	12,477	58,998	343,625
Households	4,950	22,173	137,610
Families	3,421	16,632	88,434
Avg HH Size	2.52	2.65	2.45
Median Age	42.3	43.3	40.6
Median HH Income	\$103,139	\$125,706	\$97,094
Avg HH Income	\$131,514	\$164,491	\$134,483

BUSINESSES (10 MILE)



17,174
TOTAL BUSINESSES



217,142
TOTAL EMPLOYEES

INCOME (10 MILE)



\$97,094
MEDIAN
HH INCOME

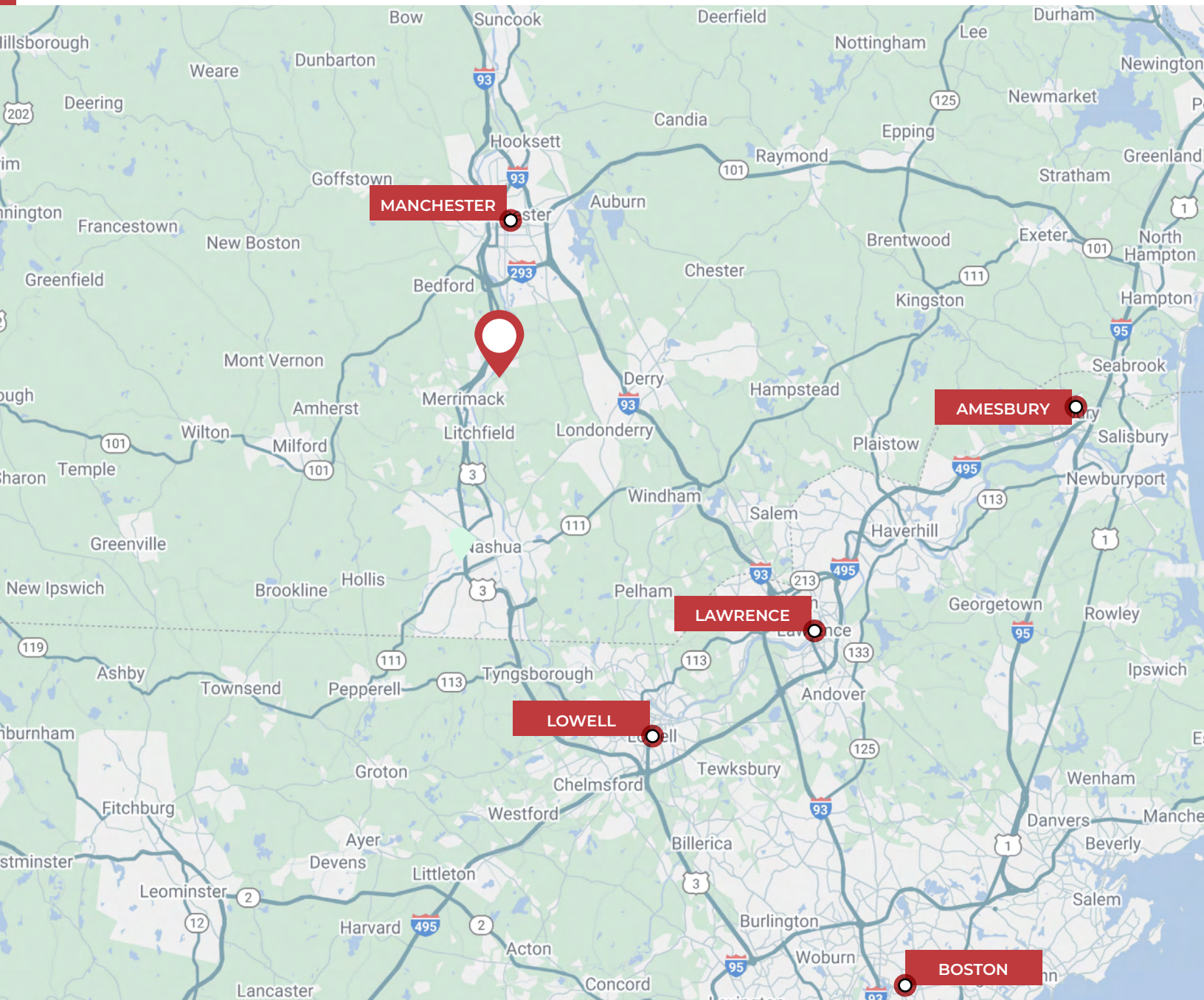


\$53,908
PER CAPITA
INCOME



\$315,982
MEDIAN
NET WORTH

MAP LOCATOR

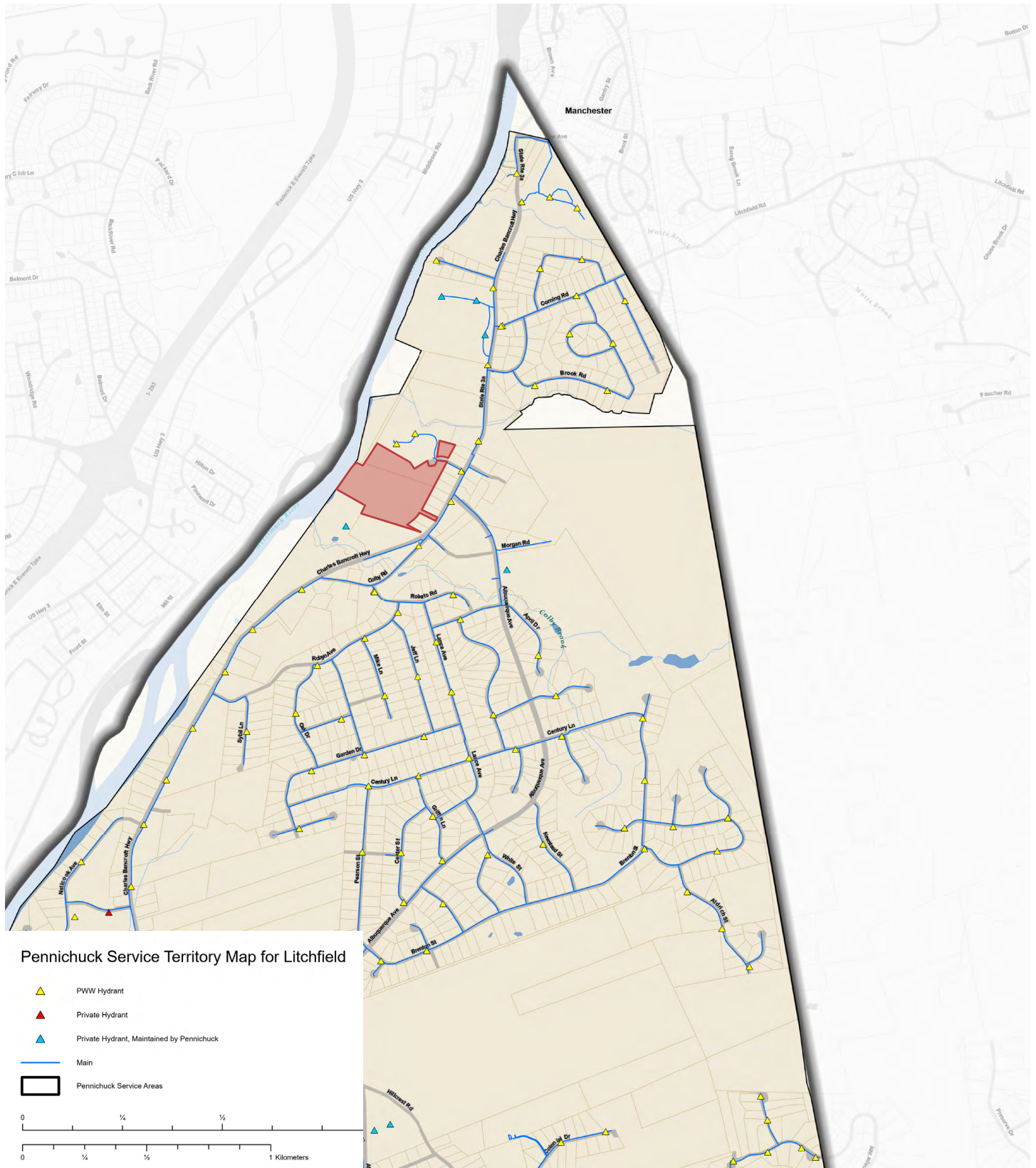


DRIVE TIMES TO:

Manchester, NH	18 mins
Lowell, MA	34 mins
Boston, MA	56 mins

Lawrence, MA	37 mins
Portsmouth, NH	54 mins
Lakes Region, NH	1 hr 47 mins

PENNICHUCK SERVICE TERRITORY MAP FOR LITCHFIELD



ZONING ORDINANCE

800.00 ***NORTHERN COMMERCIAL DISTRICT*** (Adopted March 14, 1989, Amended March 2014 and 2022)

800.01 *District Boundaries.* (Amended March 11, 2014)

The boundaries of the Northern Commercial District are established based on the December 2008 tax map and lot numbers, map number precedes lot number.

- a. West Side of Route 3A: Beginning at the southern lot line of 22-14 and extending to the southern lot line of 20-7, including 22-13 (the lot known as the Moores Falls Lot); 22-10; 22-11; 22-9; 22-7; 22-96; 22-5; 22-4; 22-2; 22-1; 21-12; 21-10; 21-9; 21-7; 21-5; 21-3; 21-1; 20-21; 20-17; 20-19; 20-15; 20-13; 20-12; 20-10; 20-8; 22-98; 22-99; 22-100; 20-5; and 20-7.
- b. East Side of Route 3A: Including lot 22-8 (west of a line from the intersection of the southern lot line of 22-12 and the eastern boundary of the New England Power Company right-of-way to the northeast corner of 22-6); 22-6, 22-3, 21-64, 21-11, 21-13, 21-8, 21-4, 21-23, 21-2, 20-30, 20-29, 20-27, 20-25, 20-23, 20-28, 20-26, 20-24, 20-22, 20-20, 20-18, 20-16, 20-14, 20-11, 20-9, 20-6, 21-6, 21-20, and 21-24.

800.02 *Site Plan Review.* In each case where construction of a building for non-residential use, or alteration and rehabilitation of an existing residential or non-residential structure, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan review in accordance with Site Plan Review Regulations in effect at the time of application. The Planning Board, after holding one or more public hearing(s) upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan. When modifying or disapproving a site plan after review, the Board shall enter its reason for the modification or disapproval into its records.

800.03 *Performance Standards.* (Amended March 2022)

- a. All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges, and stormwater runoff, and shall conform to all State and Federal regulations and the following performance standards contained in Section 403.00.
- b. All non-residential uses shall be compatible in character, scale, and design with existing developed properties in close proximity and abutting the proposed development. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application. The Planning Board shall determine whether building design is compatible with the mixed commercial/residential and historic character of the area. The Planning Board may consult with the Conservation Commission and Heritage Commission to assist in its determinations.

ZONING ORDINANCE

- c. All applications shall meet the General Requirements for Non-Residential Uses as set forth in section 408 of this Ordinance.
- d. Sidewalks shall be required along at least one side of Route 3A to facilitate the development of an interconnected, walkable village environment, and to connect existing and proposed commercial uses to the Albuquerque Avenue multi-use path. Where construction of a building for multi-family residential or non-residential use, or alteration or rehabilitation of an existing residential or non-residential structure is proposed, construction of a sidewalk not less than six (6) feet in width shall be constructed along the entire length of frontage along Route 3A in a location to be determined by the Planning Board. Where the Planning Board determines that construction of a sidewalk is not needed due to the presence of a suitable existing or planned sidewalk on the opposite side of Route 3A, the Board may require a payment in lieu of construction to facilitate completion of the sidewalk network.

801.00 **Permitted Uses.**

The following uses are permitted in the Northern Commercial District. This zone is intended to provide for an accessible, walkable, well-planned area for local community shopping functions. Clusters of shops or small-scale shopping centers as well as individual shops are encouraged for this zone. (March 12, 1991, Amended March 11, 2014, and March 2022)

- a. Banks and branch offices of financial institutions.
- b. Establishments offering goods for sale including dry goods, foods, hardware, clothing and apparel, antiques, and other general retail commodities, but not including automotive service or gasoline sales. (Amended March 11, 2014)
- c. Convenience stores.
- d. Breweries, distilleries, and wineries.
- e. Restaurants not including fast-food restaurants with take-out and/or drive-through service.
- f. Professional offices including medical, dental, legal, accounting, real estate, and other similar professional services.
- g. Health care facilities and services including urgent care facilities not to exceed 10,000 square feet.
- h. Personal services and offices including barbershops, hair and nail salons, tailors, dry cleaning, and other similar services.
- i. Drugs stores and pharmacies with or without health, beauty, grocery, and other convenience product sales not to exceed 10,000 square feet.
- j. Bakeries and confectionary shops with on-site retail sales.

ZONING ORDINANCE

- k. Contractor services including plumbing, heating, electric, carpentry, landscaping, and other similar services.
- l. Health, athletic and fitness establishments including yoga, dance and martial arts studios, boxing gyms, and other similar establishments.
- m. Bed and breakfasts. (Amended March 11, 2014)
- n. Indoor theaters.
- o. Churches and associated parsonages.
- p. Public, private or non-profit recreational facilities, fraternal orders, or membership clubs.
- q. Schools, nurseries and day care centers.
- r. Funeral homes.
- s. Residential units constructed prior to March 14, 1989, and home occupations within these units subject to the provisions of Section 504.00. (March 12, 1991)
- t. Mixed use - Commercial/Residential as follows: A maximum of one residential unit may be developed in conjunction with a commercial use. The residential unit shall be accessory and subordinate to the use of the lot for commercial purposes. Minimum lot size shall be one acre (43,560 square feet). Septic systems must be designed, sited and constructed to adequately handle all wastes from the commercial use and the residential unit. (Amended March 1992)
- u. Agricultural uses including: (March 1994)
 - 1. Agriculture
 - 2. Farm worker dwelling
 - 3. Farm roadside stand/storefront
 - 4. Accessory structures for agricultural use
 - 5. Agritourism
 - 6. Operation and maintenance of agricultural/forestry vehicles and processing machinery
 - 7. Agricultural processing plants. (Amended March 11, 2014)
- v. Utility structures of less than 200 square feet in area. (March 1996).

ZONING ORDINANCE

801.01 Multiple Principal Uses. Two or more principal uses may be located on the same parcel without subdivision provided that the minimum standards set forth in this ordinance are adhered to.

802.00 Lot Requirements. (Amended March 2016)

Refer to section 310.00 – Dimensional Requirements.

802.01 Additional Requirements within Setbacks. All buildings, structures, parking areas and other site improvements, excluding access drives, walkways, fire lanes, and landscaped areas, shall be set back from the lot lines as specified in Section 310.00. Where a commercial site provides for pedestrian and vehicular access to an adjacent commercial site, site improvements, other than buildings, may be located within side or rear setbacks. (Amended March 2005)

802.02 Building Height. Except for structures not intended for human occupation, (chimneys, water towers, church spires, etc.) maximum building height is 35 feet.

802.03 Site Coverage, Maximum Impervious Surface. A maximum of 65 percent of the gross area of the site shall be comprised of impervious surfaces or occupied by buildings, structures, parking areas, driveways/roads and other site improvements excluding landscaping.

803.00 Conditional Uses. (Amended March 2020 and March 2022)

The following uses are permitted by a Conditional Use Permit granted by the Planning Board to meet the standards and requirements of this ordinance. The Planning Board shall determine if the proposed commercial use will meet the standards established herein for that use:

a. Gasoline Sales:

- 1) Shall not be located within a 500-foot radius of another gasoline sales station located in the Town of Litchfield except where the existing station is located across a major road from which the proposed station takes access.
- 2) Pumps shall be set back at least 50 feet from the right-of-way.
- 3) Two access/egress points shall be provided.
- 4) Frontage shall be at least 500 feet on Route 3-A and 200 feet on other Town approved roads.
- 5) All underground storage tanks shall be double lined and contain a leak detection system in accordance with State of New Hampshire standards.
- 6) Such uses shall not create undue traffic congestion or hazard.

b. Automobile Service and Repair:

- 1) Two access/egress points shall be provided.
- 2) Frontage shall be at least 200 feet on a Town approved road.
- 3) The service entrance for the storage or repair of automobiles or other motorized vehicles shall be to the rear.
- 4) Such uses shall not create undue traffic congestion or hazard.

ZONING ORDINANCE

- c. Fast-Food Restaurant with Take-Out and/or Drive-Through Service:
 - 1) Two access/egress points shall be provided.
 - 2) Frontage shall be at least 200 feet on a Town approved road not including Route 3-A.
 - 3) The Planning Board shall determine whether building design and landscaping is compatible with mixed commercial/residential and historic character of the area.
 - 4) Such uses shall not create undue traffic congestion or hazard.
- d. Warehouse, fulfillment, or distribution facilities not to exceed 150,000 square feet:
 - 1) Buildings shall be set back not less than 250 feet from Route 3A.
 - 2) Landscaped buffers must be provided sufficient to provide screening from Route 3A and adjacent residential uses.
 - 3) Such uses shall not create undue traffic congestion or hazard.

The following uses are permitted by a Conditional Use Permit granted by the Planning Board to meet the standards and requirements of this ordinance. The Planning Board shall determine if the proposed commercial use will meet the standards established herein for that use:

- b. Gasoline Sales:
 - 1) Shall not be located within a 500-foot radius of another gasoline sales station located in the Town of Litchfield except where the existing station is located across a major road from which the proposed station takes access.
 - 2) Pumps shall be set back at least 50 feet from the right-of-way.
 - 3) Two access/egress points shall be provided.
 - 4) Frontage shall be at least 500 feet on Route 3-A and 200 feet on other Town approved roads.
 - 5) All underground storage tanks shall be double lined and contain a leak detection system in accordance with State of New Hampshire standards.
 - 6) Such uses shall not create undue traffic congestion or hazard.
- b. Automobile Service and Repair:
 - 1) Two access/egress points shall be provided.
 - 2) Frontage shall be at least 200 feet on a Town approved road.
 - 3) The service entrance for the storage or repair of automobiles or other motorized vehicles shall be to the rear.
 - 4) Such uses shall not create undue traffic congestion or hazard.
- c. Fast-Food Restaurant with Take-Out and/or Drive-Through Service:
 - 1) Two access/egress points shall be provided.
 - 2) Frontage shall be at least 200 feet on a Town approved road not including Route 3-A.
 - 3) The Planning Board shall determine whether building design and landscaping is compatible with mixed commercial/residential and historic character of the area.
 - 4) Such uses shall not create undue traffic congestion or hazard.

804.0

Prohibited Uses. (Amended March 2022)

- a. Large regional shopping type uses, such as department stores, exceeding a footprint of 20,000 square feet.
- b. Warehouse, fulfillment, or distribution facilities greater than 150,000 square feet
- c. Any use not-listed in Section 801.00 or 803.00.

TAX CARD

MAP: 000022
 LOT: 000004
 SUB: 000000

CARD: 1 of 1
 ADDRESS: 6 STERLING ROAD
 PRINTED: 10/15/2024

Map: 000022 Lot: 000004 Sub: 000000 Card: 1 of 1 6 STERLING ROAD LITCHFIELD Printed: 10/15/2024

OWNER INFORMATION		SALES HISTORY					PICTURE							
COLBY LITCHFIELD, LLC C/O RICHARD J MALONEY & CO PC 15 DARTMOUTH DRIVE AUBURN, NH 03032		Date	Book	Page	Type	Price	Grantor							
LISTING HISTORY		NOTES												
08/24/23	DMVL	VACANT; FIELD; CONTIGUOUS W/22-96 & 22-99; 1/14 "ST FRANCIS WAY";												
01/01/23	INSP	8/23; NC;												
11/01/17	DMVL													
02/08/17	INSP	MARKED FOR INSPECTION												
01/20/14	NFVL													
11/20/13	INSP	MARKED FOR INSPECTION												
10/24/05	KCRL													
01/24/00	BHPM													
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	LITCHFIELD ASSESSING OFFICE						
								PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land											
2022	\$ 0	\$ 0	\$ 1,925	Parcel Total: \$ 1,925										
2023	\$ 0	\$ 0	\$ 1,704	Parcel Total: \$ 1,704										
2024	\$ 0	\$ 0	\$ 1,580	Parcel Total: \$ 1,580										
LAND VALUATION										LAST REVALUATION: 2020				
Zone: COMM Minimum Acreage: 1.00 Minimum Frontage: 150										Site: UND/CLR Driveway: UNDEVELOPED NO DW Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
FARM LAND	1.000 ac	148,000	E	100	97	100	98	100 -- LEVEL	125	175,900	100	N	300	HBU
FARM LAND	3.760 ac	x 2,500	X	100				100 -- LEVEL	100	9,400	100	N	1,127	
UNMNGD OTHER	3.680 ac	x 2,500	X	100				95 -- MILD	100	8,700	100	N	153	
	8.440 ac									194,000			1,580	

TAX CARD

MAP: 000022
 LOT: 000099
 SUB: 000000

CARD: 1 of 1
 ADDRESS: 3 STERLING ROAD
 PRINTED: 10/15/2024

Map: 000022 Lot: 000099 Sub: 000000 Card: 1 of 1 3 STERLING ROAD LITCHFIELD Printed: 10/15/2024

OWNER INFORMATION		SALES HISTORY					PICTURE							
COLBY LITCHFIELD, LLC C/O RICHARD J MALONEY & CO PC 15 DARTMOUTH DRIVE AUBURN, NH 03032		Date	Book	Page	Type	Price	Grantor							
LISTING HISTORY		NOTES												
08/24/23	DMVL	VACANT; FIELD; CONTIGUOUS W/22-4 & 22-96; 1/14 "ST FRANCIS WAY";												
01/01/23	INSP	MARKED FOR INSPECTION					8/23; NC;							
11/01/17	DMVL													
02/08/17	INSP	MARKED FOR INSPECTION												
01/20/14	NFVL													
11/20/13	INSP	MARKED FOR INSPECTION												
10/24/05	KCRL													
05/11/00	ALPR													
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	LITCHFIELD ASSESSING OFFICE						
								PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land											
2022	\$ 0	\$ 0	\$ 453	Parcel Total: \$ 453										
2023	\$ 0	\$ 0	\$ 400	Parcel Total: \$ 400										
2024	\$ 0	\$ 0	\$ 372	Parcel Total: \$ 372										
LAND VALUATION								LAST REVALUATION: 2020						
Zone: COMM		Minimum Acreage: 1.00		Minimum Frontage: 150		Site: UND/CLR Driveway: UNDEVELOPED NO DW Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
FARM LAND	1.000 ac	148,000	E	100	97	100	98	100 -- LEVEL	125	175,900	100	N	300	HBU
FARM LAND	0.240 ac	x 2,500	X	100				100 -- LEVEL	100	600	100	N	72	
	1.240 ac									176,500			372	

TAX CARD

MAP: 000022
 LOT: 000096
 SUB: 000000

CARD: 1 of 1
 ADDRESS: 490 CHARLES BANCROFT HWY
 PRINTED: 10/15/2024

Map: 000022 Lot: 000096 Sub: 000000 Card: 1 of 1 490 CHARLES BANCROFT HWY LITCHFIELD Printed: 10/15/2024

OWNER INFORMATION		SALES HISTORY				PICTURE								
COLBY LITCHFIELD, LLC C/O RICHARD J MALONEY & CO PC 15 DARTMOUTH DRIVE AUBURN, NH 03032		Date	Book	Page	Type	Price	Grantor							
LISTING HISTORY		NOTES												
08/31/23	DMVL	VACANT; LAND ONLY; 50' ROW OFF ROUTE 3; CONTIGUOUS W/22-4 & 22-99												
01/01/23	INSP	MARKED FOR INSPECTION				;10/17 N/C;EFF 4/19 LOT LINE WITH 20/21, LESS PARCEL A (3 ACRES								
10/20/17	KGVL					FARMLAND) PL#39727; 8/23; NC;								
02/08/17	INSP	MARKED FOR INSPECTION												
01/23/14	NFVL													
11/20/13	INSP	MARKED FOR INSPECTION												
10/24/05	KCRL													
03/30/88	UP													
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	LITCHFIELD ASSESSING OFFICE						
										PARCEL TOTAL TAXABLE VALUE				
		Year	Building	Features	Land									
		2022	\$ 0	\$ 0	\$ 7,567									
		Parcel Total: \$ 7,567												
		2023	\$ 0	\$ 0	\$ 6,694									
		Parcel Total: \$ 6,694												
		2024	\$ 0	\$ 0	\$ 6,218									
		Parcel Total: \$ 6,218												
LAND VALUATION										LAST REVALUATION: 2020				
Zone: COMM Minimum Acreage: 1.00 Minimum Frontage: 150										Site: UND/CLR Driveway: PAVED Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
FARM LAND	1.000 ac	148,000	E	100	97	100	100	100 -- LEVEL	125	179,500	100	N	300	HBU
FARM LAND	19.750 ac	x 2,500	X	92				95 -- MILD	100	43,200	100	N	5,918	ACCESS/USE
FARM LAND	1.000 wf	x 100,000	X	100				75 -- STEEP	40	30,000	0	N	0	RF WF/800+/-'
		20.750 ac								252,700			6,218	

NH REAL ESTATE PROPERTY DISCLOSURE

Property Address 490 Charles Bancroft Highway, Litchfield NH
6 St. Francis Way, Litchfield NH
3 St. Francis Way, Litchfield, 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: Property has water
Location: On edge of property closest to Charles Bancroft Highway.
Malfunctions: N/A
Date of Installation: Approximately 2004
Date of most recent water test: N/A
Problems with system: N/A

SEWERAGE DISPOSAL SYSTEM

Size of Tank: None
Type of system: None
Location: N/A
Malfunctions: N/A
Age of system: N/A
Date most recently serviced: N/A
Name of Contractor who services system: N/A

NH REAL ESTATE PROPERTY DISCLOSURE

Property Address 490 Charles Bancroft Highway, Litchfield NH
6 St. Francis Way, Litchfield NH
3 St. Francis Way, Litchfield 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.

NH REAL ESTATE PROPERTY DISCLOSURE

Property Address 490 Charles Bancroft Highway, Litchfield NH
6 St. Francis Way, Litchfield NH
3 St. Francis Way, Litchfield 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: 490 Charles Bancroft Highway, Litchfield, NH
6 St. Francis Way, Litchfield NH
Address: 3 St. Francis Way, Litchfield NH

Unit Number (if applicable): _____

Town: Litchfield

Richard E. Colby
SELLER

10/16/2024
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

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:

NATHAN BELIVEAU-ROBINSON

ADVISOR

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nathan@nainorwoodgroup.com

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Commercial Real Estate Services, Worldwide.

NAI NORWOOD GROUP

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