



**STAND ALONE,  
CENTRALLY  
LOCATED OFFICE/  
MEDICAL  
CONDOMINIUM**

**FOR SALE**

**116 SOUTH RIVER ROAD,  
BEDFORD, NH 03110**

**3,899+/- SF Available**

MATT ROBINSON  
(603) 714 3426  
mrobinson@nainorwoodgroup.com

LOUISE NORWOOD  
(603) 496 4513  
louise@nainorwoodgroup.com

CHRISTOPHER NORWOOD  
(603) 668 7000  
cnorwood@nainorwoodgroup.com

# PROPERTY INFORMATION



## High Profile, 3 Condo Office Building @ Coldstream Office Park 116 South River Road, Building C, Bedford, NH 03110 For Sale: \$750,000

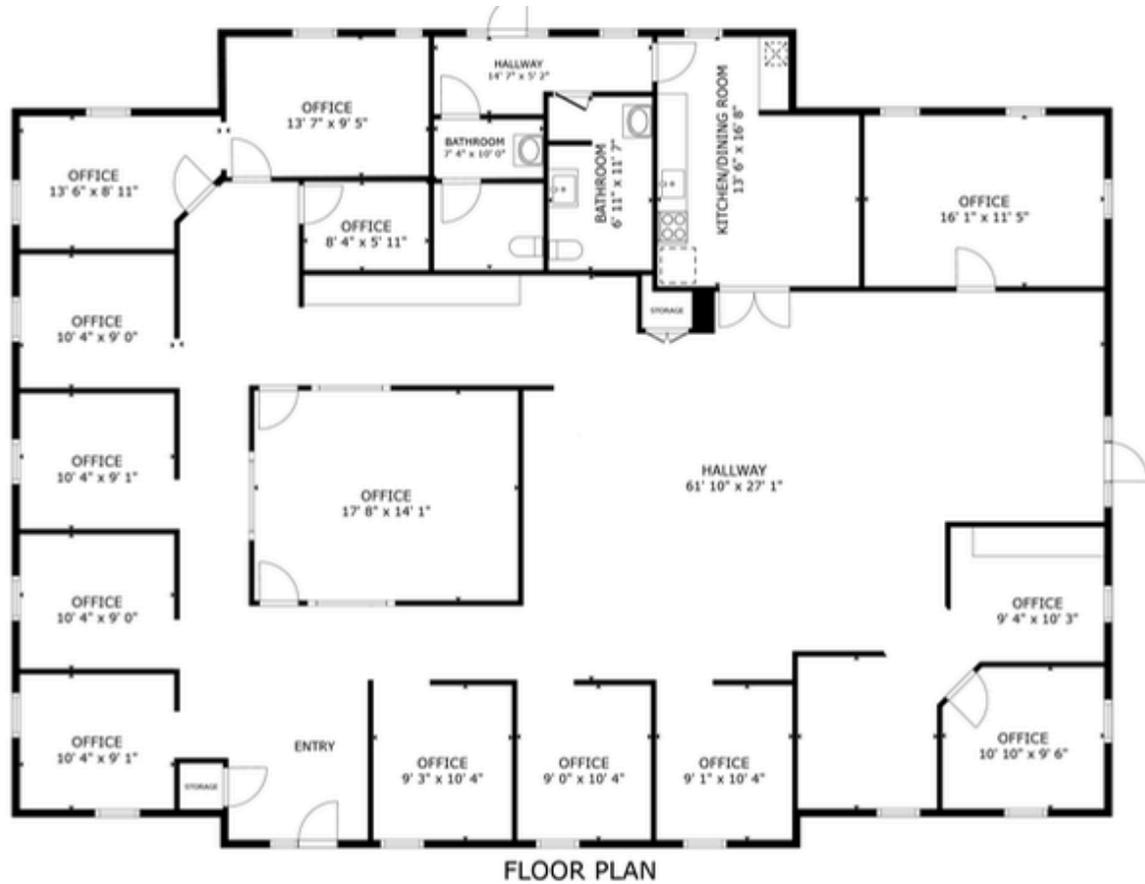
### DESCRIPTION:

This Williamsburg-style condo is situated in the highly respected Coldstream Park known for its statement, iconic Woodbury Estate. Park is punctuated with plantings, historic walls, water course, Monet bridge and centrally located in the mainstream of South River Road's commerce. The building has been recently retrofit with upscale kitchen and a combination of open concept space with perimeter offices. The property lends itself to a variety of uses in the professional office/medical realm as existing park tenancies/owners are predominately financial advisory services; title; real estate; engineering and health care providers. Retail amenities are bountiful in all directions; excellent commuting - all in move in condition.

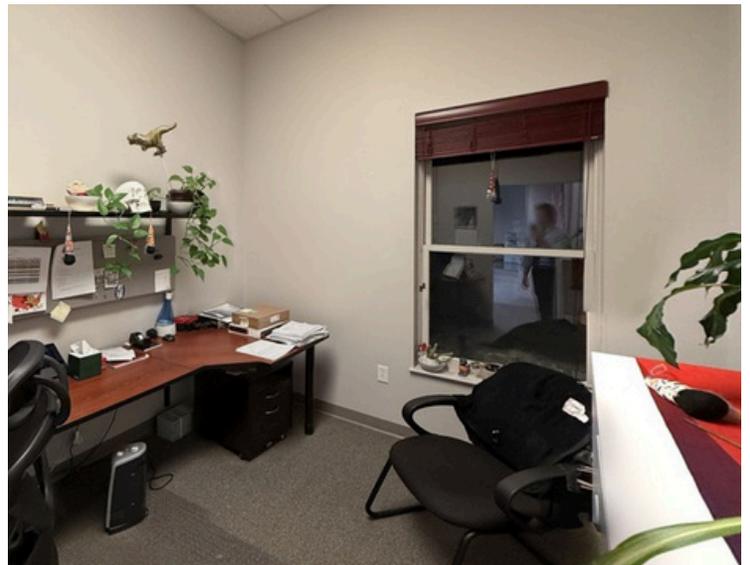
### PROPERTY FEATURES:

- High visibility on the office /retail corridor known as the South River Road Golden Mile
- Well traveled South River Road
- Public Water and Sewer
- Close to major highways

# FLOOR PLAN



## VIRTUAL TOUR LINK



# DEMOGRAPHICS



## 2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	28,877	145,462	261,037
Households	11,846	60,081	103,601
Families	7,201	35,299	66,849
Avg HH Size	2.37	2.34	2.46
Median Age	40.4	38.9	40.4
Median HH Income	\$79,446	\$80,778	\$96,527
Avg HH Income	\$113,216	\$115,003	\$133,582

### BUSINESSES (10 MILE)



**12,763**  
TOTAL BUSINESSES



**150,047**  
TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$96,527**  
MEDIAN HH INCOME

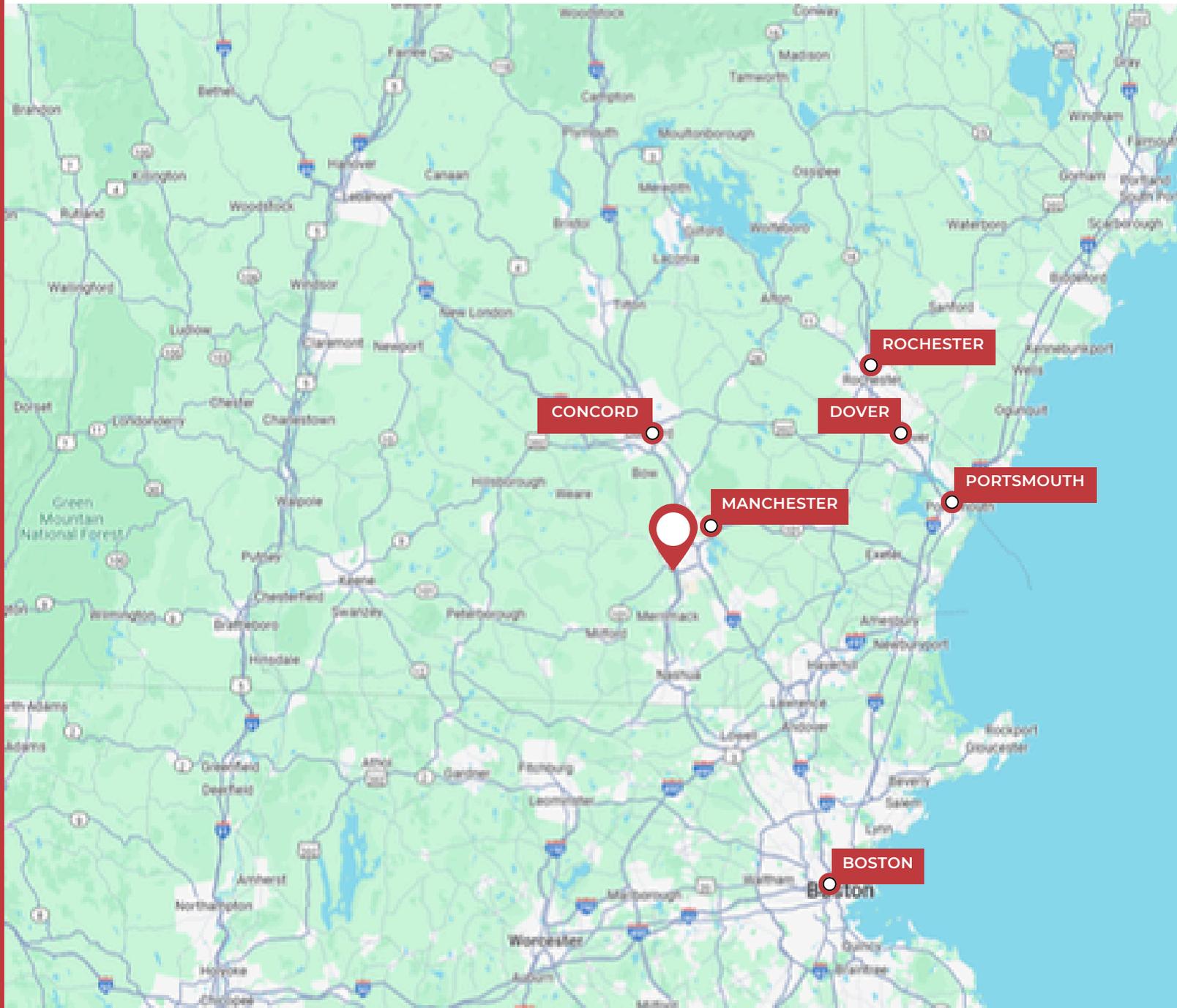


**\$53,087**  
PER CAPITA INCOME



**\$322,224**  
MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

<b>Manchester, NH</b>	11 mins	<b>Rochester, NH</b>	59 mins
<b>Concord, NH</b>	24 min	<b>Dover, NH</b>	56 mins
<b>Boston, MA</b>	54 mins	<b>Portsmouth, NH</b>	50 mins

# 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.

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PRESENTED BY:

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**CHRISTOPHER NORWOOD**

**PRESIDENT**

tel (603) 668-7000

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

**MATT ROBINSON**

**ADVISOR**

tel (603) 637-2237

mobile (603) 714-3426

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

**LOUISE NORWOOD**

**FOUNDER/PRINCIPAL**

tel (603) 668-7000

mobile (603) 496-4513

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Commercial Real Estate Services, Worldwide

**NAI Norwood Group**

116 South River Road

Bedford, NH 03110

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

# DOCUMENTS & DISCLOSURES



**NAI Norwood Group**  
116 South River Road  
Bedford, NH 03110  
[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)

Property Address 116 SOUTH RIVER RD, BLDG C (C-1)  
BEQFORD, NH 03110 (C-2)  
(C-3)



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: TOWN WATER  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: NONE

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: TOWN SEWERAGE  
Type of system: \_\_\_\_\_  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

Property Address 116 SOUTH RIVER RD, BLDG C  
BEDFORD, NH 03110

(C-1)  
C-2  
C-3)

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.

Property Address 116 SOUTH RIVER RD, BLDG C (C-1)  
BEDFORD, NH 03110 (C-2)  
(C-3)

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: 116 SOUTH RIVER RD, BLDG C (C-1)  
(C-2)  
(C-3)

Unit Number (if applicable): \_\_\_\_\_ BEDFORD, NH 03110

Town: BEDFORD, NH

\_\_\_\_\_  
SELLER  
Mary B. Gray  
\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date  
021826  
\_\_\_\_\_  
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

# 116 SOUTH RIVER RD #C1

**Location** 116 SOUTH RIVER RD #C1

**Mblu** 12/ 30/ / C01/

**Acct#**

**Owner** GP PHOTONICS REALTY HOLDINGS LLC

**Total Market Value** \$173,600

**PID** 1484

**Building Count** 1

**Topography** ,

**Utility** All Public,

## Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$173,600	\$0	\$0	\$0	\$173,600

## Owner of Record

**Owner** GP PHOTONICS REALTY HOLDINGS LLC  
**Address** 53 COUNTY RD  
 BEDFORD, NH 03110

**Sale Price** \$375,000  
**Certificate**  
**Book & Page** 8736/0495  
**Sale Date** 03/20/2015  
**Instrument** 1G  
**Qualified** U

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GP PHOTONICS REALTY HOLDINGS LLC	\$375,000		8736/0495	1G	03/20/2015
DCNT REALTY HOLDINGS LLC	\$533,400		8081/0522	1N	04/28/2009
CLARKE JOHN J JR & SEARCH REALTY	\$375,000 \$0		5843/1974 /0	1N	08/21/1997

## Building Information

### Building 1 : Section 1

**Year Built:** 1984  
**Living Area:** 1,283  
**Replacement Cost:** \$333,866



**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 3401  
**Description** OFF CONDO  
**Zone** PZ  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0  
**Frontage** 0  
**Depth** 0  
**Total Market Land** \$0

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$173,600	\$0	\$0	\$0	\$173,600
2024	\$173,600	\$0	\$0	\$0	\$173,600
2023	\$173,600	\$0	\$0	\$0	\$173,600

# 116 SOUTH RIVER RD #C2

**Location** 116 SOUTH RIVER RD #C2

**Mblu** 12/ 30/ / C02/

**Acct#**

**Owner** GP PHOTONICS REALTY HOLDINGS LLC

**Total Market Value** \$176,500

**PID** 1485

**Building Count** 1

**Topography** ,

**Utility** All Public,

## Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$176,500	\$0	\$0	\$0	\$176,500

## Owner of Record

**Owner** GP PHOTONICS REALTY HOLDINGS LLC  
**Address** 53 COUNTY RD  
 BEDFORD, NH 03110

**Sale Price** \$375,000  
**Certificate**  
**Book & Page** 8736/0495  
**Sale Date** 03/20/2015  
**Instrument** 1G  
**Qualified** U

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GP PHOTONICS REALTY HOLDINGS LLC	\$375,000		8736/0495	1G	03/20/2015
DCNT REALTY HOLDINGS LLC	\$533,400		8081/0522	1N	04/28/2009
CLARKE JOHN J JR & SEARCH REALTY	\$375,000 \$0		5843/1974 /0	1N	08/21/1997

## Building Information

### Building 1 : Section 1

**Year Built:** 1984  
**Living Area:** 1,380  
**Replacement Cost:** \$339,457



## Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

## Land

### Land Use

**Use Code** 3401  
**Description** OFF CONDO  
**Zone** PZ  
**Neighborhood**  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0  
**Frontage** 0  
**Depth** 0  
**Total Market Land** \$0

## Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

## Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$176,500	\$0	\$0	\$0	\$176,500
2024	\$176,500	\$0	\$0	\$0	\$176,500
2023	\$176,500	\$0	\$0	\$0	\$176,500

# 116 SOUTH RIVER RD #C3

**Location** 116 SOUTH RIVER RD #C3

**Mblu** 12/ 30/ / C03/

**Acct#**

**Owner** GP PHOTONICS REALTY HOLDINGS LLC

**Total Market Value** \$163,800

**PID** 1486

**Building Count** 1

**Topography** ,

**Utility** All Public,

## Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$163,800	\$0	\$0	\$0	\$163,800

## Owner of Record

**Owner** GP PHOTONICS REALTY HOLDINGS LLC  
**Address** 53 COUNTY RD  
 BEDFORD, NH 03110

**Sale Price** \$375,000  
**Certificate**  
**Book & Page** 8736/0495  
**Sale Date** 03/20/2015  
**Instrument** 1G  
**Qualified** U

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GP PHOTONICS REALTY HOLDINGS LLC	\$375,000		8736/0495	1G	03/20/2015
DCNT REALTY HOLDINGS LLC	\$533,400		8081/0522	1N	04/28/2009
CLARKE JOHN J JR & SEARCH REALTY	\$375,000 \$0		5843/1974 /0	1N	08/21/1997

## Building Information

### Building 1 : Section 1

**Year Built:** 1984  
**Living Area:** 1,236  
**Replacement Cost:** \$315,089



## Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

## Land

### Land Use

**Use Code** 3401  
**Description** OFF CONDO  
**Zone** PZ  
**Neighborhood**  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0  
**Frontage** 0  
**Depth** 0  
**Total Market Land** \$0

## Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

## Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$163,800	\$0	\$0	\$0	\$163,800
2024	\$163,800	\$0	\$0	\$0	\$163,800
2023	\$163,800	\$0	\$0	\$0	\$163,800

*Carmela O. Coughlin*



Return to:  
GP Photonics Realty Holdings, LLC  
53 County Rd.  
Bedford, NH 03110



Warranty Deed

DCNT Realty Holdings LLC, a New Hampshire limited liability company of 2 Executive Park Drive, Suite 100, Bedford, NH 03110 for consideration paid, grants to GP Photonics Realty Holdings, LLC, a New Hampshire limited liability company of 53 County Rd., Bedford, NH 03110 as joint tenants with rights of survivorship, with Warranty Covenants:

Three certain condominium units in the Coldstream Office Park Condominium, 116 South River Road, Town of Bedford, County of Hillsborough and State of New Hampshire and being more particularly described as follows:

Shown as Units No. 1, 2 and 3 of Building C (Building C only contains three units), as defined, described and identified in the Declaration of Coldstream Office Park Condominiums dated March 25, 1983 and recorded in the Hillsborough County Registry of Deeds in Book 3005, Page 118, and the First Amendment to Declaration and By-Laws dated November 22, 1983 recorded in said Registry in Book 3101, Page 539, and the Second Amendment to Declaration and By-Laws dated February 4, 1985 recorded in said Registry at Book 3278, page 748 and also shown on a certain site plan entitled "Coldstream Office Park Condominiums, Bedford, NH" dated March 21, 1983, recorded in the said Registry as Plan No. 22973, and including the floor plans recorded in said Registry as Plan No. 15500.

Also conveying in the aggregate, the undivided interest in the Common Area as defined, described and identified in the Declaration and on the Plans as from time to time amended.

Also conveying the following rights and easements:

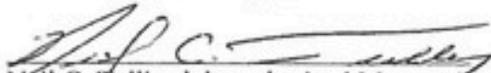
1. Easements in common with others to use the Common Area as set forth in the Declaration.
2. Non-exclusive easements for structural support and encroachments and for repair, and also such other rights and easements as are set forth in the Declaration.

Subject to all matters of record.

Meaning and intending to describe and convey the same property conveyed to DCNT Realty Holdings LLC by deed dated 4/27/09 and recorded in Volume 8081, Page 522 of the Hillsborough County Registry of Deeds.

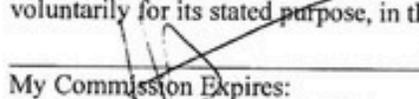
Executed this 20th day of March, 2015.

DCNT Realty Holdings LLC

  
Neil C. Tullis, duly authorized Manager

State of New Hampshire  
County of Hillsborough

On this 20th day of March, 2015, before me the undersigned notary public or justice of the peace, personally appeared Neil C. Tullis, duly authorized Manager of DCNT Realty Holdings LLC, proved to me through satisfactory evidence of identification, which were PL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that [he] [she] signed it voluntarily for its stated purpose, in the stated capacity.

 [official signature and seal of notary]  
My Commission Expires:





Coldstream Park Condominium Assoc

116 South River Rd., Bldg G  
Bedford, NH 03110-6734

# Invoice

Date	Invoice #
3/1/2026	1442

<b>Bill To</b>
GP Photonics Realty Holdings, LLC. 116 So. River Rd., Bldg C Bedford, NH 03110

**PAID**  
03/03/2026

Please remit to:  
COLDSTREAM PARK CONDO ASSOC  
116 South River Rd, Bldg G  
Bedford NH 03110

Terms By 1st of Month

Quantity	Description	Rate	Amount
1	Monthly Condo Dues - March 2026 Building C, Units 1, 2, 3  Total Sq Ftg = 3,899 @ \$4.90/sf	1,592.09	1,592.09
Please remit to above address.		<b>Total</b>	\$1,592.09