



PROPERTY  
FOR SALE

OFFERING MEMORANDUM

**146 LONDONDERRY TPKE RD,  
HOOKSETT, NH 03106**

Sale Price: \$3,100,000

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# PROPERTY INFORMATION



Tenanted Industrial Investment with Development Potential Expansion  
146 LONDONDERRY TPKE RD, HOOKSETT, NH 03106  
Sale Price: \$3,100,000

## DESCRIPTION:

Hill Haven is a three-building office and industrial bay investment opportunity in Hooksett located just two short miles to Exit 1 of Route 101. The investment consists of three separate buildings with twenty separate tenants for a good diversity of income for any visitor. The property sits on the "Bypass" well-known for its industrial base of users and easy access to multiple parts of the state.

In addition to the in-place income, the property boasts a total of 27± acres, of which only a portion is presently developed. A future buyer will have ample ability to expand additional investment opportunity or perhaps build their own building and enjoy the existing rent.

## PROPERTY FEATURES:

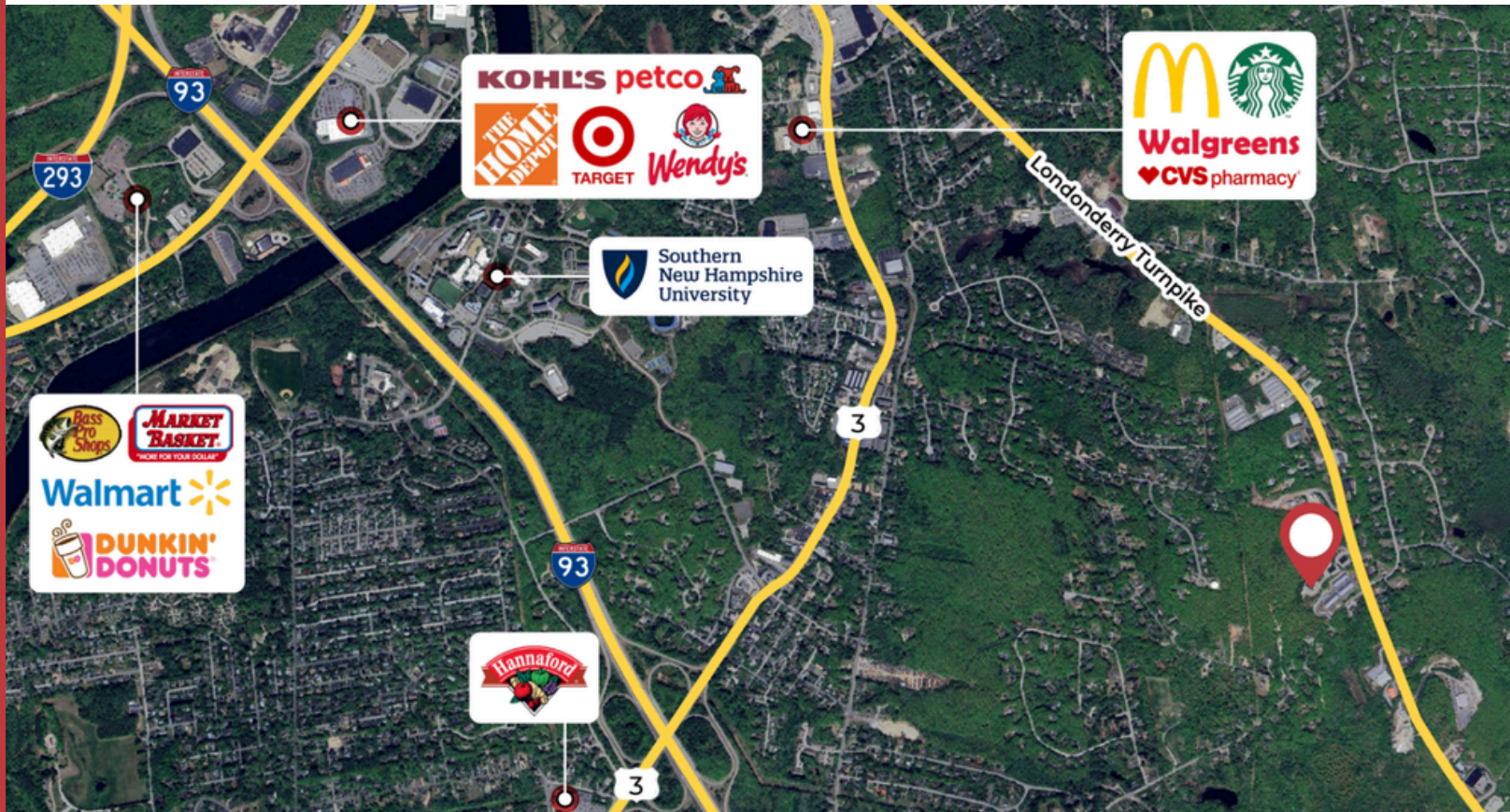
**Lot Size**  
27.25± In Acres

**Total Building Size**  
24,000± SF

**Zoning**  
COM

**Land Type**  
Industrial

# DEMOGRAPHICS



## 2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILES	10 MILES
Population	13,143	114,959	221,664
Households	5,009	48,950	89,252
Families	3,435	27,069	55,876
Avg HH Size	2.54	2.28	2.42
Median Age	40.8	38.1	39.9
Median HH Income	\$112,149	\$76,768	\$90,015
Avg HH Income	\$146,504	\$106,440	\$124,458

### BUSINESSES (10 MILE)



**10,975**  
TOTAL BUSINESSES



**139,265**  
TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$90,015**  
MEDIAN  
HH INCOME

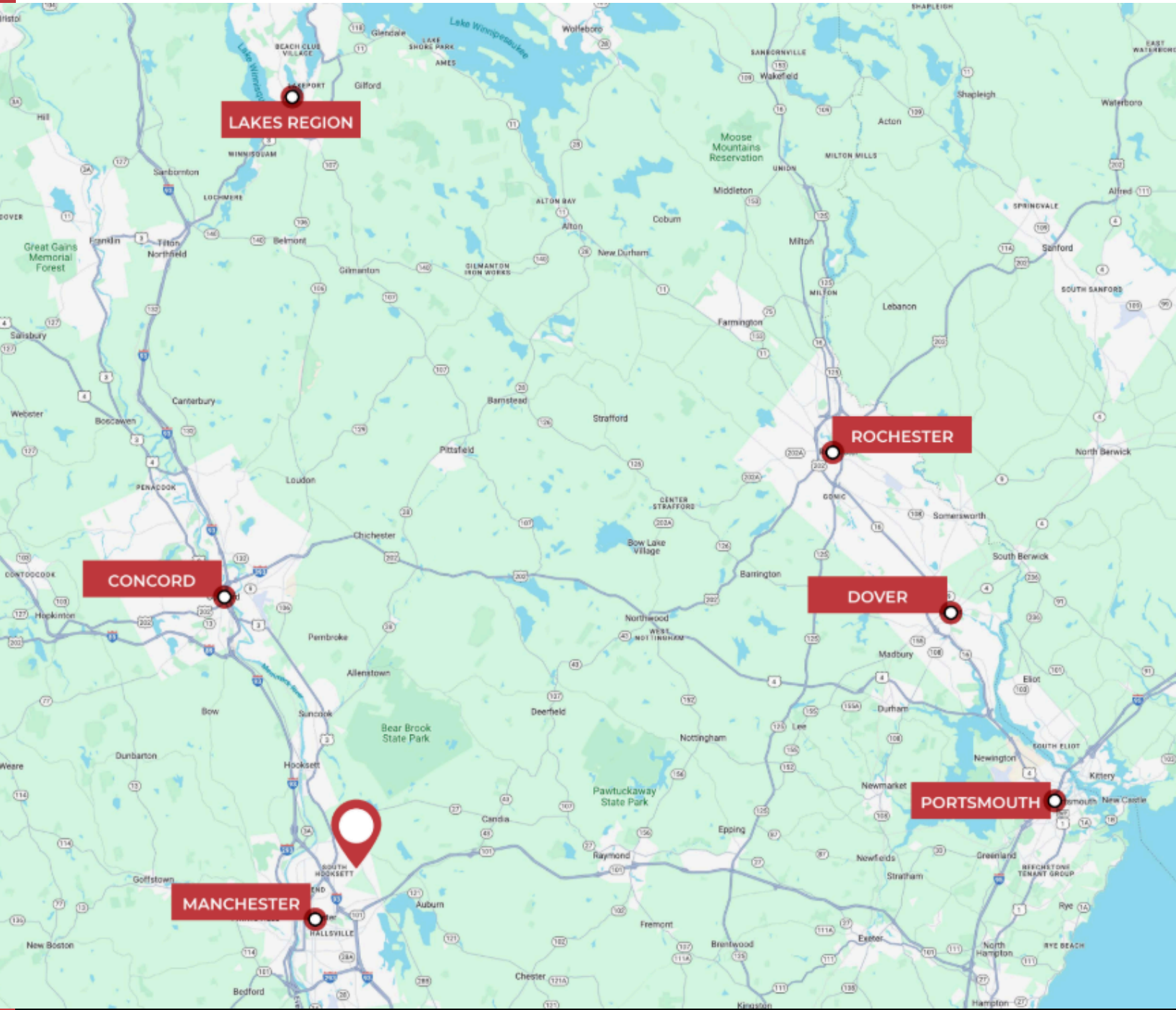


**\$50,158**  
PER CAPITA  
INCOME



**\$274,519**  
MEDIAN  
NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

Manchester, NH	10 mins	Concord, NH	23 mins
Portsmouth, NH	45 mins	Dover, NH	51 mins
Boston, MA	1 hr	Lakes Region, NH	1 hr 38 mins

# RENT ROLL

Units	Tenant Name	SF	Mth Rent	Ann Rent	PSF Rent	Start of Lease	End of Lease	MTM?	Notes
1, 2	GCCA	3,000	\$3,000	\$36,000	\$12.00		31-Oct-26		Three-year lease extension pending
3	Skovron HVAC	1,500	\$1,560	\$18,720	\$12.48	15-Mar-24	31-Jul-28		
4	Handz Bicycles	1,500	\$1,500	\$18,000	\$12.00	01-Jun-22	31-May-24	Y	
5	Matt Ouellette Construction	1,600	\$1,225	\$14,700	\$9.19	01-Jul-21	31-Aug-26	Y	
6	Avitest	560	\$450	\$5,400	\$9.64	01-Sep-17	31-Aug-19	Y	
7	Simply Pristine	560	\$550	\$6,600	\$11.79	01-Aug-17	31-Aug-19	Y	
8	Abundant Health Chiropractic	560	\$500	\$6,000	\$10.71	01-Jun-23	31-May-25	Y	
9	Vacant	560	\$525	\$6,300	\$11.25				
10	Your Oil Tools	550	\$525	\$6,300	\$11.45	01-Nov-23	31-Oct-24		Unit 16 lease signed in Feb of 2023. Unit 10 signed in Nov of 2023. In second year term for both units.
11	American Dragon Martial Arts	1,000	\$1,060	\$12,720	\$12.72	11-Oct-21	30-Nov-23	Y	
12	Atty. John Roy	1,000	\$1,000	\$12,000	\$12.00	01-Mar-21	28-Feb-22	Y	
13	Carver Bunker	1,030	\$650	\$7,800	\$7.57	01-Jul-24	30-Jun-26		
14	Matt Ouellette Construction	1,100	\$750	\$9,000	\$8.18	01-Oct-22	31-Aug-26		Currently in automatic 1 year extension for this unit
15	Owner**	1,200	\$1,200	\$14,400	\$12.00				
16	Your Oil Tools	1,100	\$925	\$11,100	\$10.09	18-Feb-23	28-Feb-24	Y	
17, 18	Media Path	1,120	\$975	\$11,700	\$10.45	01-Sep-19	30-Aug-22	Y	
19	Mojo	1,200	\$1,200	\$14,400	\$12.00	01-Jul-24	30-Jun-26		
20	TiteDeal	1,200	\$1,200	\$14,400	\$12.00	01-Oct-24	30-Sep-24		Currently in automatic 1 year extension
21, 22	Mattech	2,400	\$1,800	\$21,600	\$9.00	01-Nov-22	31-Oct-23	Y	
23	NOK VIno	1,100	\$1,100	\$13,200	\$12.00		30-Aug-26		
		<b>23,840</b>	<b>\$21,695</b>	<b>\$260,340</b>					

\*\*Owner to vacate, lease back at market rents

All tenants pay their own heat, electricity, gas, telephone/WiFi, and trash removal.

Tenants are responsible for shoveling their sidewalk, landlord pays for plowing.

# PRO FORMA

<b>Purpose</b>	Historic / Proforma
<b>Property Name</b>	Hill Haven Realty LLC
<b>Property Location</b>	146 Londonderry Turnpike
<b>Date</b>	November 1, 2025
<b>Total SF</b>	23,840

	<u>2023</u>	<u>2024</u>	<u>Proforma</u>	<u>Notes</u>
Gross Scheduled Income	205,279	206,781	260,340	
Less Operating Expenses				
Bank Service Charges	12	300	156	Average
Electricity	6,308	4,815	5,561	Historic Coverage of Owner Unit
Fuel - Heating	1,325	1,779	1,552	Historic Coverage of Owner Unit
Insurance	5,613	6,498	6,056	Average
MISC	80	-	40	Average
Prof Fees	3,114	6,304	4,709	Average
Property Management		16,322	15,620	6% Broker Assumption
Property Taxes	25,219	36,086	36,086	2024 Taxes were used
R&M	8,297	25,223	8,297	*
Snow Removal	12,055	8,700	10,378	Average
Telecommunication		876		1x Security Camera
Total Expenses	62,023	106,904	88,455	
Net Operating Income	143,256	99,877	171,885	

\*2024 included a full renovation of two units. Therefore 2023 numbers were used.

The Information contained herein has been given to us by the owner of the property and other sources we deem reliable. We do not guarantee this data nor the returns on investment listed above. All information should be verified prior to any offer to purchase.



# TAX CARD

## 146 LONDONDERRY TURNPIKE

**Location** 146 LONDONDERRY TURNPIKE

**Mblu** 43/ 48/ / /

**Acct#** 2495

**Owner** HILL HAVEN REALTY LLC

**PBN**

**Assessment** \$2,127,700

**PID** 4300

**Building Count** 3

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,310,900	\$816,800	\$2,127,700

### Owner of Record

**Owner** HILL HAVEN REALTY LLC

**Sale Price** \$1,000,000

**Co-Owner**

**Certificate**

**Address** 146 LONDONDERRY TURNPIKE BOX 23  
HOOKSETT, NH 03106

**Book & Page** 2306/1550

**Sale Date** 10/26/2001

**Instrument** 00

**Qualified** Q

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HILL HAVEN REALTY LLC	\$1,000,000		2306/1550	00	10/26/2001
MAURICE J. L'HEUREUX TRUST OF 1998	\$0		2209/0309	1F	06/08/2000
MAURICE JL'HEUREUX TRU OF 1998	\$0		2122/0454		10/13/1998
L'HEUREUX,MAURICE J&JACQUELINE	\$0		1314/0900		03/01/1978
L'HEUREUX,MAURICE J&JACQUELINE	\$0		1506/0517		04/12/1965

### Building Information

#### Building 1 : Section 1

**Year Built:** 1985  
**Living Area:** 6,000  
**Replacement Cost:** \$535,337  
**Building Percent Good:** 58

# TAX CARD, CONT.

Replacement Cost  
Less Depreciation: \$310,500

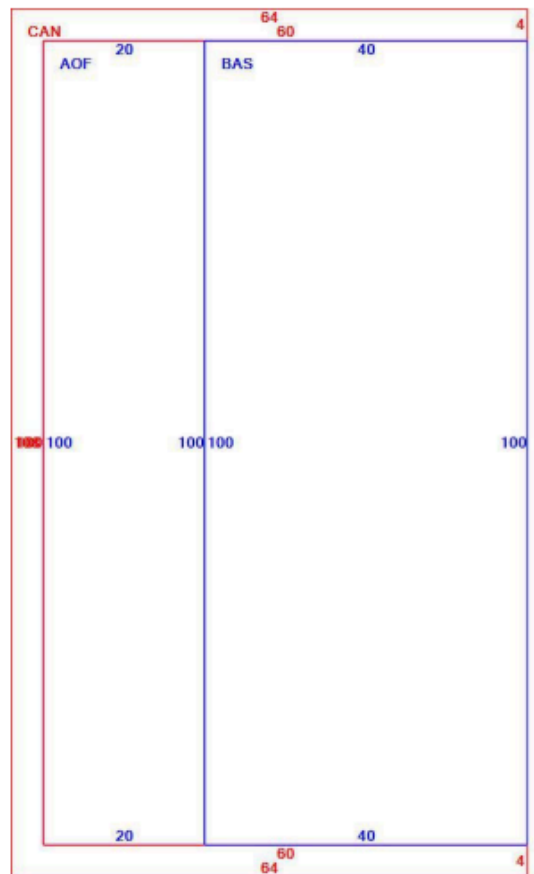
Building Attributes	
Field	Description
Style:	Office/Warehs
Model	Industrial
Grade	Average
Stories:	1.00
Occupancy	5.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Cedar or Redwd
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Unf Wd/Conc
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	OFFICE BLD MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3401
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	20.00
% Corn Wall	0.00

## Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/100101190121.jpg>)

## Building Layout



(ParcelSketch.ashx?pid=4300&bid=4465)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,000	4,000
AOF	Office, (Average)	2,000	2,000
CAN	Canopy	912	0

# TAX CARD, CONT.

		6,912	6,000
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## Building 2 : Section 1

**Year Built:** 1985  
**Living Area:** 7,200  
**Replacement Cost:** \$792,509  
**Building Percent Good:** 58  
**Replacement Cost Less Depreciation:** \$459,700

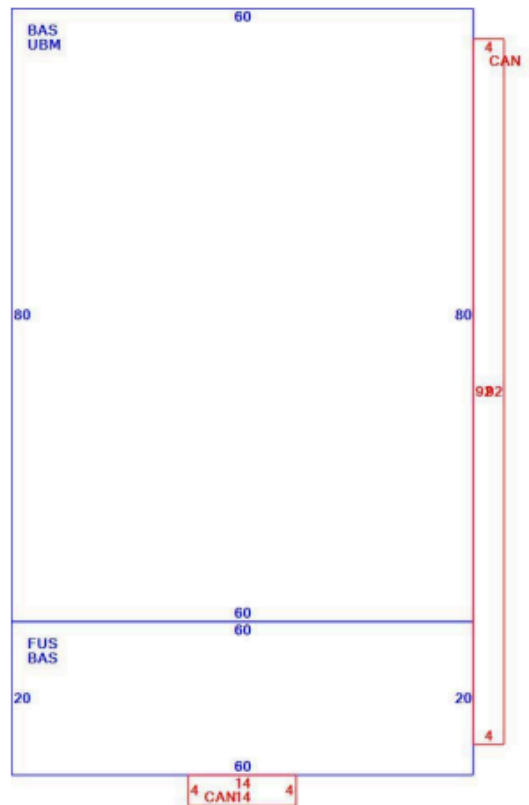
Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	1
Occupancy	7.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Bldg Use	OFFICE BLD MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3400
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	0.00

## Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/100/01143192.jpg>)

## Building Layout



(ParcelSketch.ashx?pid=4300&bid=4466)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	6,000	6,000

# TAX CARD, CONT.

FUS	Upper Story, Finished	1,200	1,200
CAN	Canopy	424	0
UBM	Basement, Unfinished	4,800	0
		12,424	7,200

## Building 3 : Section 1

<b>Year Built:</b>	1985
<b>Living Area:</b>	6,000
<b>Replacement Cost:</b>	\$559,860
<b>Building Percent Good:</b>	58
<b>Replacement Cost Less Depreciation:</b>	\$324,700

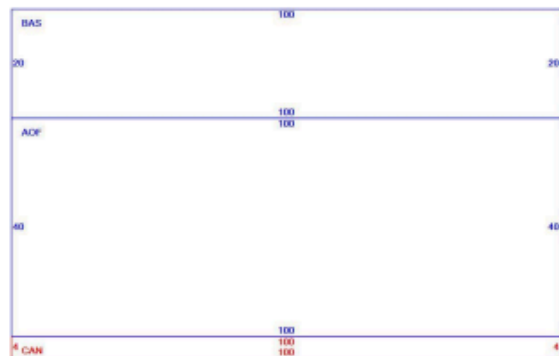
Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Office/Warehs
Model	Industrial
Grade	Average
Stories:	1
Occupancy	5.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Unf Wd/Conc
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	Unit/AC
Struct Class	
Bldg Use	OFFICE BLD MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	340I
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00

## Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/A0010143193.jpg>)

## Building Layout



(ParcelSketch.ashx?pid=4300&bid=4467)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office, (Average)	4,000	4,000
BAS	First Floor	2,000	2,000
CAN	Canopy	400	0
		6,400	6,000

# TAX CARD, CONT.

% Conn Wall	0.00
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## Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	MEZZANINE-UNF	3000.00 S.F.	\$59,200	1

## Land

### Land Use

**Use Code** 340I  
**Description** OFFICE BLD MDL-96  
**Zone** COM  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 27.25  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$816,800

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LT1	LIGHTS-IN W/PL			3.00 UNITS	\$800	1
PAV1	PAVING-ASPHALT			80000.00 S.F.	\$156,000	1

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,310,900	\$816,800	\$2,127,700
2022	\$1,243,300	\$573,700	\$1,817,000
2021	\$1,243,300	\$573,700	\$1,817,000

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# DEED

374  
10.34  
2.00

435800

2001 OCT 26 PM 12: 43

BOOK 2306 PAGE 550

WARRANTY DEED

15000.00

**MAURICE J. L'HEUREUX, TRUSTEE OF THE MAURICE J. L'HEUREUX TRUST OF 1998**, established under Trust dated September 25, 1998, with an address of 1315 Wellington Road, Manchester, Hillsborough County, New Hampshire, for consideration paid, grants to **HILL HAVEN REALTY, LLC**, a New Hampshire Limited Liability Company, with an address of 1315 Wellington Road, Manchester, Hillsborough County, New Hampshire, with **WARRANTY COVENANTS**:

A certain tract or parcel of land, with any improvements thereon, situated in Hooksett, Merrimack County, New Hampshire, and being shown as Subdivision Lot 3 Area: 1,187,068 s.f./27.25 ac. (Remainder), on Plan of Land entitled, "Consolidation/ Subdivision Plan of Land of Maurice J. L'Heureux, Tax Map 43, Lots 37-1 and 48, Smyth Road/Londonderry Turnpike, Hooksett, NH", Scale: 1"=100', date: July 2001, prepared for: Maurice J. L'Heureux, Prepared by: CLD Consulting Engineers, Inc., 540 Commercial Street, Manchester, NH 03101, 603-668-8223, FAX: 603-668-8802, said Plan being recorded as Plan #15623 at Merrimack County Registry of Deeds, to which reference is hereby made for a more particular description.

Said Subdivision Lot 3 Area: 1,187,068 s.f./27.25 ac. (Remainder) contains 1,187,068 square feet or 27.25 according to said Plan #15623 recorded with Merrimack County Registry of Deeds.

Subject to Building Setbacks, Notes, and all other matters as shown on said Plan #15623 recorded at Merrimack County Registry of Deeds.

Meaning and intending to convey a portion of the premises as conveyed to the within Grantor by deed of Maurice J. L'Heureux and Jacqueline T. L'Heureux dated September 25, 1998 and recorded at the Merrimack County Registry of Deeds at Book 2122, Page 454. See also Book 2268, Page 732.

The within premises are not homestead property of the Grantor.

Executed this 25<sup>th</sup> day of October, 2001.



Maurice J. L'Heureux Trust of 1998

*Maurice J. L'Heureux Trustee*  
Maurice J. L'Heureux, Trustee

STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

OCTOBER 25, 2001

Then personally appeared the above named, Maurice J. L'Heureux, Trustee of the Maurice J. L'Heureux Trust of 1998, and acknowledged the execution of the foregoing instrument to be his free act and deed for the purposes contained herein, as aforesaid, before me.

*Arnold T. Croft*  
Arnold T. Croft, Justice of the Peace  
My Commission Expires: 05/26/04

Page 1 of 1

MERRIMACK COUNTY RECORDS

*Kathie L. Gray*, CPO, Register

# DISCLOSURES

Property Address 146 Londonderry Turnpike  
Hooksett, NH 03106



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: Wells  
Location: One at each building (3)  
Malfunctions: no  
Date of Installation: unknown  
Date of most recent water test: unknown  
Problems with system: no

### SEWERAGE DISPOSAL SYSTEM

Size of Tank: unknown  
Type of system: septic tanks  
Location: One at each building (3)  
Malfunctions: no  
Age of system: unknown  
Date most recently serviced: May 2023  
Name of Contractor who services system: Kent Septic

# DISCLOSURES, CONT.

Property Address 146 Londonderry Turnpike  
Hooksett, NH 03106

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): N/A  
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? N/A

Yes  No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39? N/A

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 146 Londonderry Turnpike  
Hooksett NH 03106

## 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 N/A

## 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: N/A

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

Town: \_\_\_\_\_

Lin Umeny  
SELLER

9-12-2024  
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

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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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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.

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PRESENTED BY:

---

**NATHAN BELIVEAU-ROBINSON**

**ADVISOR**

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**CHRISTOPHER NORWOOD**

**PRESIDENT**

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