

Prime Office/Medical
Condo for Sale

NAI Norwood Group



360 Route 101 - Unit 11

Bedford NH

Property Features

- Total building size 7,088 ±SF
- Various allowable uses
- Abundant spaces in various parking pods
- Easy access to I-293, I-93, Rt 3, and Rt 101

Offering Price: \$649,950

Matt Robinson

+1 603 637 2247 mrobinson@nainorwoodgroup.com

Louise Norwood

+1 603 657 1932 louise@nainorwoodgroup.com



Click on camera
Icon for virtual tour.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

116 South River Road
Bedford NH 03110
+1 603 668 7000
nainorwoodgroup.com

360 Route 101- Unit 11

Pine Tree Place has been a Bedford staple for several decades having a residential flair yet polished professional. Nicely situated in a park like environment seemingly rural in nature but actually in the heart of a well established retail/office district of Bedford. The condo itself has a host of possibilities with desirable amenities such as multiple windows all operable, finished lower level to hold conferences and training with the remainder of the space being all useable square footage. Building is now vacant and ready for immediate occupancy. Practical, endless possibilities in a bucolic setting.



Offering Price: \$649,950

Click [here](#) for more information.

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Deed

Doc # 1023330 May 24, 2010 8:27 AM
Book 8205 Page 2384 Page 1 of 2
Register of Deeds, Hillsborough County
Camela O. Caughlin



Return To:
P & T Davis Enterprises, LLC
360 Route 101, Unit 11
Bedford, NH 03110



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Kenneth W. Mosher, married, with a mailing address of 15 Cabot Lane, Bedford, NH 03110, for consideration paid grant(s) to P & T Davis Enterprises, LLC, with a mailing address of 14 Tether Road, Bedford, NH 03110, with Warranty COVENANTS:

A certain condominium unit on the Pine Tree Place Office Condominium, situate in Bedford, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

Unit 11 as defined, described and identified in The Pine Tree Place Office Condominium Declaration dated May 1, 1987 and recorded in the Hillsborough County Registry of Deeds in Book 4131, Page 113, as amended (hereinafter "Declaration") and on certain floor plan recorded November 30, 1987 as Plan #21478 with respect to The Pine Tree Place Office Condominium, and a site plan recorded in the Hillsborough County Registry of Deeds, November 30, 1987 as Plan #21478 (hereinafter "The Plans").

Also conveying an undivided percentage interest in the Common Area, including the Limited Common Area as defined, described and identified in the Declaration and on the Plans.

Subject to all the restrictions, easements and encumbrances, covenants, conditions, uses, limitations, and obligations set forth in the Declaration and in the By-Laws which are a part of the Declaration as they may be amended from time to time, all of which by this reference remain a part hereof.

Subject to all rights, reservations, restrictions, covenants and easements of record.

Deed


Book 8205 Page 2385 Page 2 of 2

Meaning and intending to describe and convey the same premises as conveyed to Kenneth W Mosher by virtue of a deed dated 9/22/94 recorded in the Hillsborough County Registry of Deeds at Book 5580, Page 695.

This is not homestead property.

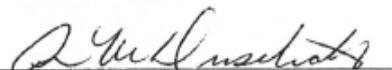
Executed this 21st day of May, 2010


Witness


Kenneth W. Mosher

State of New Hampshire
County of Hillsborough

Personally appeared the above named Kenneth W. Mosher, before me this 21st day of May, 2010 known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.


Notary Public/Justice of the Peace
My Commission Expires:



Tax Card

Location 360 ROUTE 101 #11

Mblu 31/ 1/ 3/ 11/

Acct#

Owner P & T DAVIS ENTERPRISES LLC

Assessment \$336,800

PID 4931

Building Count 1

topoTopography ,

Utility Well, Public Sewer

Current Value

| Assessment | | | | | |
|----------------|-----------|----------------|--------------|------|-----------|
| Valuation Year | Building | Extra Features | Outbuildings | Land | Total |
| 2022 | \$336,800 | \$0 | \$0 | \$0 | \$336,800 |

Owner of Record

Owner P & T DAVIS ENTERPRISES LLC
Address 360 ROUTE 101 UN 11
BEDFORD, NH 03110

Sale Price \$380,000
Certificate
Book & Page 8205/2384
Sale Date 05/24/2010
Instrument 00

Ownership History

| Ownership History | | | | | |
|--------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| P & T DAVIS ENTERPRISES LLC | \$380,000 | | 8205/2384 | 00 | 05/24/2010 |
| MOSHER KENNETH W | \$135,000 | | 5580/0895 | 1N | 09/23/1994 |
| FEDERAL DEPOSIT INSURANCE CORP | \$110,000 | | 5524/1802 | 1L | 02/18/1994 |
| URBAN LEO F | \$373,065 | | 4351/0246 | 00 | 08/21/1987 |

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 3,544
Replacement Cost: \$886,213
Building Percent Good: 38

Tax Card

Replacement Cost
Less Depreciation: \$336,800

| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Condo Office |
| Model | Com Condo |
| Stories: | 1 Story |
| Grade | Average |
| Occupancy | 1 |
| Interior Wall 1: | Drywall/Sheet |
| Interior Wall 2: | |
| Interior Floor 1 | Carpet |
| Interior Floor 2 | |
| Heat Fuel: | Gas |
| Heat Type: | Forced Air-Duc |
| AC Type: | Central |
| Ttl Bedrms: | 0 Bedrooms |
| Ttl Bathrms: | 1 Full |
| Ttl Half Bths: | 1 |
| Xtra Fixtres | |
| Total Rooms: | 13 |
| Bath Style: | |
| Kitchen Style: | |
| Kitchen Type | 00 |
| Kitchen Func | 00 |
| Primary Bldg Use | |
| Htwtr Type | 00 |
| Atypical | |
| Park Type | N |
| Park Own | N |
| Park Tandem | N |
| Fireplaces | |
| Num Part Bedrm | |
| Base Fir Pm | |
| Num Park | 00 |
| Pct Low Ceiling | |
| Unit Loon | |
| Grade | Average +10 |
| Stories: | 1 |
| Residential Units: | 1 |
| Exterior Wall 1: | Clapboard |

Building Photo



(<https://images.vgsi.com/photos/BedfordNHPhotos/00/00/6162.jpg>)

Building Layout

000
(0.00 sq ft)

000
(0.00 sq ft)

000
(0.00 sq ft)

(ParcelSketch.aspx?pid=4931&bid=4995)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 3,544 | 3,544 |
| FBM | Basement, Finished | 1,772 | 0 |
| UBM | Basement, Unfinished | 1,772 | 0 |
| | | 7,088 | 3,544 |

Tax Card

| | |
|------------------|----------------|
| Exterior Wall 2: | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Glc/Cmp |
| Cmrc'l Units: | 24 |
| Res/Com Units: | 0 |
| Section #: | 0 |
| Parking Spaces | 0 |
| Section Style: | 0 |
| Foundation | |
| Security: | |
| Cmplt Cnd | |
| Xtra Field 1: | |
| Remodel Ext: | |
| Super | |
| Grade | |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

| Land Use | | Land Line Valuation | |
|------------------------|-----------|---------------------|-----|
| Use Code | 3401 | Size (Acre) | 0 |
| Description | OFF CONDO | Frontage | 0 |
| Zone | CO | Depth | 0 |
| Neighborhood | | Assessed Value | \$0 |
| Alt Land Appr Category | No | | |

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Valuation Year | Assessment | | | | |
|----------------|------------|----------------|--------------|------|-----------|
| | Building | Extra Features | Outbuildings | Land | Total |
| 2021 | \$336,800 | \$0 | \$0 | \$0 | \$336,800 |
| 2020 | \$304,800 | \$0 | \$0 | \$0 | \$304,800 |

| | | | | | |
|------|-----------|-----|-----|-----|-----------|
| 2018 | \$298,000 | \$0 | \$0 | \$0 | \$298,000 |
|------|-----------|-----|-----|-----|-----------|

Paid Tax Bill

Town of Bedford



Real Estate Tax Statement

Parcel: 31-1-3-11
Location: 360 ROUTE 101 11

Owner:
P & T DAVIS ENTERPRISES LLC
14 TETHER RD
BEDFORD NH 03110

Status: Square 0
Land Valuation: 0
Building Valuation: 401,600
Exemptions: 0
Taxable Valuation: 401,600
Interest Per Diem: 0.00

Legal Description:

Deed Date: 05/24/2010 Book/Page: 8205/2384 Interest Date: 12/01/2023

| Year | Type | Bill | | | | |
|---------------------|--------|-----------------|-----------------|--------------|-----------------|--|
| 2023 | RE-R | 4730 | | | | |
| Inst | Charge | Billed | Principal Due | Interest Due | Total Due | |
| 1 | TAXRP | 2,963.84 | 0.00 | 0.00 | 0.00 | |
| | | 2,963.84 | 0.00 | 0.00 | 0.00 | |
| 2 | TAXRP | 2,979.84 | 2,979.84 | 0.00 | 2,979.84 | |
| | | 2,979.84 | 2,979.84 | 0.00 | 2,979.84 | |
| Year Totals | | 5,943.68 | 2,979.84 | 0.00 | 2,979.84 | |
| Grand Totals | | 5,943.68 | 2,979.84 | 0.00 | 2,979.84 | |

** End of Report - Generated by HEATHER IRVING **



01/24/2023 09:25 | Town of Bedford
293hirv | Real Estate Paid Tax Statement

| P 1
| txtaxstm

PARCEL: 31-1-3-11

LOCATION: 360 ROUTE 101 11

OWNER:
P & T DAVIS ENTERPRISES LLC
360 ROUTE 101 UN 11
BEDFORD NH 03110

STATUS:
SQUARE FEET: 0
LAND VALUATION: 0
BUILDING VALUATION: 336,800
EXEMPTIONS: 0
TAXABLE VALUATION: 336,800

DEED DATE: 05/24/2010 BOOK/PAGE: 8205/2384

| YEAR | TYPE | DUE DATE | PRIN DUE | INT/PEN | DATE | TYPE | AMOUNT |
|--------------|------|--------------|----------|---------|------------|------|----------|
| 2022 | RE-R | 1 05/16/2022 | 2,886.38 | .00 | 06/14/2022 | PD | 2,886.38 |
| | | 2 11/02/2022 | 3,041.30 | .00 | 12/01/2022 | PD | 3,041.30 |
| BILL # | | 4717 | 5,927.68 | .00 | | | 5,927.68 |
| GRAND TOTALS | | | 5,927.68 | .00 | | | 5,927.68 |

CPManagement, LLC
11 Court Street, Suite 100
Exeter, NH 03833



P & T DAVIS, LLC
c/o THEA DAVIS
14 TETHER ROAD
BEDFORD, NH 03110

INVOICE

PINE TREE PLACE OFFICE CONDOMINIUMS

Summary of Charges:

| Description | Amount |
|------------------|----------------|
| Previous Balance | 0.00 |
| CONDO FEES | 1639.52 |
| Total Due | 1639.52 |

Due Date: 03/01/2024

Unit: 01-11

Invoice: S000006426

Make Check Payable to:

PINE TREE PLACE OFFICE CONDOMINIUM ASSOC

Mail Check to:

C/O CPMANAGEMENT, LLC
11 COURT STREET, SUITE 100
EXETER, NH 03833

360 Rt 101 Unit 11, Bedford NH

PRESENTED BY:

Louise Norwood

+1 603 657 1932

Matt Robinson

+1 603 637 2247

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