

**105 S Main Street & Sexton Avenue  
Concord NH**

**FOR SALE  
Investment &  
Development  
Opportunity**



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**OFFERING MEMORANDUM**

**NAI**Norwood Group

116 South River Road  
Bedford NH 03110  
+1 603 668 7000  
[nainorwoodgroup.com](http://nainorwoodgroup.com)



# Property Information



## Property Features

- Land: Two combined abutting vacant lots for a total of 0.67± acres
  - Lot 1: 0.26±acre
  - Lot 2: 0.41±acre
- Easements: See Sale Provisions
- Access: South Main Street and Sexton Ave.
- Zoning: CU/OCP



**Investment and Development Opportunity for Sale**  
**105 S Main Street & Sexton Ave | Concord NH**  
**Offering Price: \$1,100,000**



# 105 S. Main Street & Sexton Avenue



Front view 0.26± acre lot from S. Main St.



Front view 0.41± acre lot from Sexton Ave.

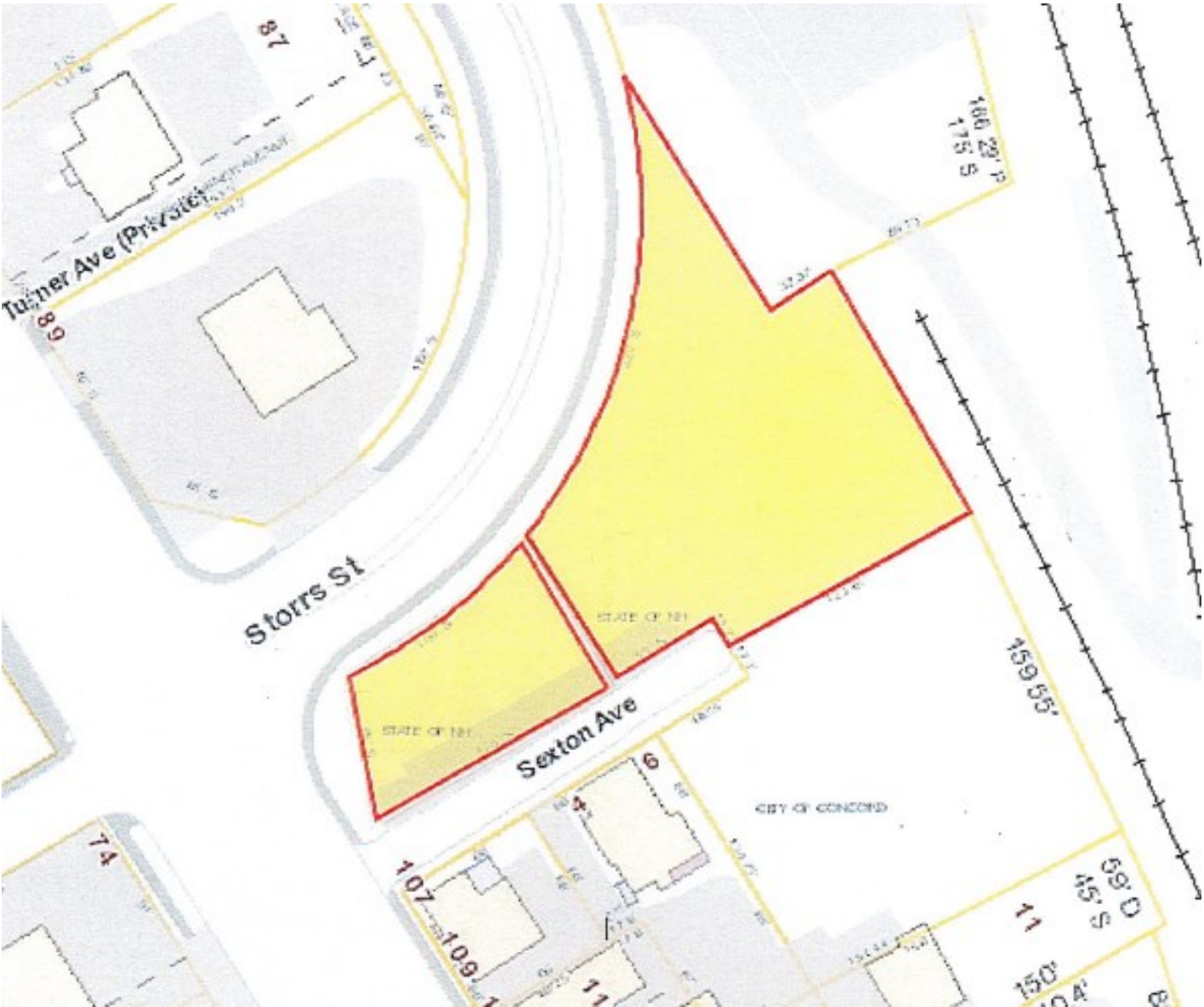
Ideal corner lot in in the State's capital city of Concord New Hampshire. Located just one half mile from the heavily travelled Route 93, this lot is at a lit intersection of South Main Street and busy Storres Street. A third road frontage along Sexton is also in place. The site is across the street form the newly constructed Ledyard Bank and just down the road from additional new housing development along S Main, so it is well in the path of development. All buyers of the property will have to adhere to the sellers attached condition of sale.

**Investment and Development Opportunity for Sale**  
**105 S Main Street & Sexton Ave | Concord NH**  
**Offering Price: \$1,100,000**

# Sale Provisions

1. Sale is subject to Governor and Executive Council approval.
2. In addition to the purchase price, the buyer will be subject to an administrative fee of \$1,100.00 per parcel.
3. The Buyer will be required to commission a Land Surveyor licensed in New Hampshire to survey and prepare a Perimeter Boundary Survey depicting the limits of the right-of-way, meeting the NH Code of Administrative Rules 503.09, to be submitted to the Department for review and approval. Upon approval by the Department, the Buyer is required to record the plan under RSA 478:1-a in the Merrimack County Registry of Deeds, from which the Department will prepare the conveyance deed,
4. The Buyer shall be responsible for obtaining all local and state land use approvals precedent to the closing.
5. Due to the proximity of the property to the Concord Municipal Airport any proposed construction or alteration of structures or temporary equipment on this property, the proponent will need to provide notice to the Federal Aviation Administration (FAA) via <https://oeaaa.faa/oeaaa/external/portal.isp> and no construction can be initiated until the FAA has issued a determination letter about the proposal. Notification to FAA is to be a minimum of 45 business days before initiating construction. The proponent should be made aware of this federal requirement under the US Code of Federal Regulations Title 14 Part 77.9 (<http://www.ecfr.gov/cgi-bin/text-idx?rgn=div5&node=14:2.1.2.9>).
6. Parcel B is encumbered by a 25' (12.5 from CL) permanent easement for an 18" RCP sanitary sewer line and an 8" drain line. The conveyance deed will contain language for accepting and reserving this easement for the City of Concord.

# Highlighted Lots

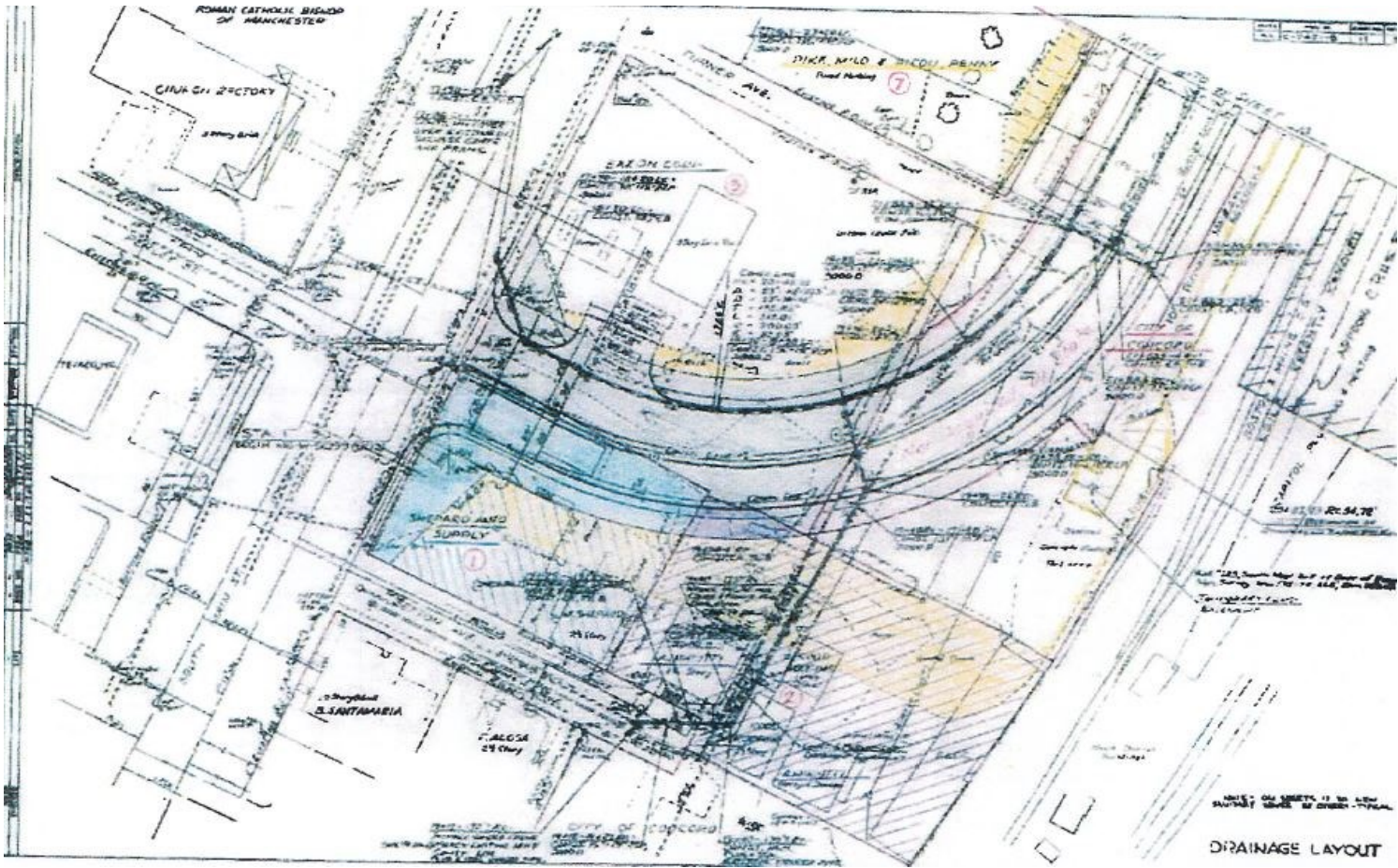




# Utility Easement Plan



# Easement Plan



# Deed - 105 S Main Street & Sexton Avenue

B 1399P0754

## NOTICE OF CONDEMNATION

THE STATE OF NEW HAMPSHIRE, BY JOHN A. CLEMENS, COMMISSIONER OF PUBLIC WORKS AND HIGHWAYS, HAS ON \_\_\_\_\_, FILED WITH THE NEW HAMPSHIRE COMMISSION OF EMINENT DOMAIN, A DECLARATION OF TAKING FOR THE FEE TITLE AND LIMITATION OF ACCESS TO THE FOLLOWING PROPERTY, IN THE CITY OF CONCORD, OWNED BY:

MARY ANN SHEPARD

SAID PREMISES BEING LOCATED ON THE EASTERLY SIDE OF SOUTH MAIN STREET AND ON THE NORTHERLY SIDE OF SEXTON AVENUE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### Parcel #1 - Right-of-Way Taking:

Being all that property belonging to Mary Ann Shepard that lies Easterly of South Main Street and Northerly of Sexton Avenue as shown on a Plan of Concord M-5099(003) - C-2421-B on file in the records of the New Hampshire Department of Public Works and Highways and to be recorded in the Merrimack County Registry of Deeds; bounded on the North by land now or formerly of Exxon Corporation; bounded on the East by land now or formerly of Albert Miniutti; bounded on the South by Sexton Avenue, as now travelled; and bounded on the West by South Main Street, as now travelled.

Containing thirteen thousand five hundred three (13,503') square feet, more or less, and being all that real estate described in the Merrimack County Registry of Deeds, Book 885, Page 200, and Book 731, Page 407.

THE STATE OF NEW HAMPSHIRE

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

JOHN A. CLEMENS, COMMISSIONER

By:

  
Neil D. MacPherson, Right-of-Way Engineer

August 6, 1981  
(Date)

Attorney for The State of New Hampshire

Attorney General Gregory H. Smith  
State House Annex  
Concord, New Hampshire 03301

  
Mark H. Puffer, Asst. Attorney General

B 1399P0754

MERRIMACK COUNTY RECORDS  
Recorded Aug. 10, 8-00A.M. 1981

  
Florence E. Revin  
Deputy Register

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.



# Deed - 105 S Main Street & Sexton Avenue

(Plan 6841)

## NOTICE OF CONDEMNATION B 1403P0641

THE STATE OF NEW HAMPSHIRE, BY JOHN A. CLEMENTS, COMMISSIONER OF PUBLIC WORKS AND HIGHWAYS, HAS ON September 23, 1981, FILED WITH THE NEW HAMPSHIRE COMMISSION OF EMINENT DOMAIN, A DECLARATION OF TAKING FOR THE FEE TITLE AND LIMITATION OF ACCESS TO THE FOLLOWING PROPERTY, IN THE CITY OF CONCORD, OWNED BY:

ALBERT J. MINIUTTI  
LORRAINE L. MINIUTTI

SAID PREMISES BEING LOCATED EASTERLY OF SOUTH MAIN STREET ON THE NORTHERLY SIDE OF SEXTON AVENUE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### Parcel #2 - Right-of-Way Taking:

Being all that property belonging to Albert J. and Lorraine L. Miniutti that lies Northerly of Sexton Avenue, as shown on a Plan of Concord M-5099(003) - C-2421-B on file in the records of the New Hampshire Department of Public Works and Highways and to be recorded in the Merrimack County Registry of Deeds; bounded on the West by land now or formerly of Mary Ann Shepard; bounded on the North by land now or formerly of Exxon Corporation, and land now or formerly of the City of Concord; bounded on the East by land now or formerly of Boston and Maine Railroad Corporation; and bounded on the South by land now or formerly of the City of Concord, and Sexton Avenue, as now travelled.

Containing twenty-one thousand three hundred forty-four (21,344) square feet, more or less, and being that real estate described in the Merrimack County Registry of Deeds, Book 1220, Page 303.

THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS  
JOHN A. CLEMENTS, COMMISSIONER

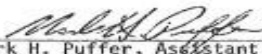
By:

  
David D. MacPherson, Right-of-Way Engineer

September 23, 1981  
(Date)

Attorney for The State of New Hampshire

Attorney General Gregory H. Smith  
State House Annex  
Concord, New Hampshire 03301

  
Mark H. Puffer, Assistant Attorney General  
MERRIMACK COUNTY RECORDS  
Recorded Sept. 28, 8-00AM. 1981

B 1403P0641

  
Marjorie B. Batheman  
Commissioner

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 - South Main Street

## 105 S MAIN ST

<b>Location</b>	105 S MAIN ST	<b>Mblu</b>	7442/Z 1 / / /
<b>Owner</b>	STATE/NH	<b>Assessment</b>	\$206,000
<b>Appraisal</b>	\$206,000	<b>PID</b>	1570
<b>Building Count</b>	1	<b>Tract #</b>	4007
<b>Tract #</b>		<b>Tract #</b>	
<b>Tract #</b>		<b>Tract #</b>	
<b>Tract #</b>		<b>Tract #</b>	

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$206,000	\$206,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$206,000	\$206,000

### Owner of Record

<b>Owner</b>	STATE/NH	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	C/O SECRETARY OF STATE	<b>Certificate</b>	
<b>Address</b>	107 N MAIN ST CONCORD, NH 03301-4989	<b>Book &amp; Page</b>	1399/0754
		<b>Sale Date</b>	08/06/1981

### Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
STATE/NH	\$0		1399/0754	08/06/1981

### Building Information

Building 1 : Section 1



# Tax Card - South Main Street

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model:	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens:	
Cndtn:	
Num Park:	
Fireplaces:	
Fndtn Cndtn:	
Basement:	

## Building Layout

(ParcelSketch.ashx?pid=1570&bid=1635)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

## Extra Features

Extra Features	Legend
No Data for Extra Features	

# Tax Card - South Main Street

**Land**

**Land Use**

**Use Code** 901V  
**Description** STATE-NH MDL-00  
**Zone** CU  
**Neighborhood** 0402  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.26  
**Assessed Value** \$206,000  
**Appraised Value** \$206,000

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

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# Tax Card - Sexton Avenue

## SEXTON AV

**Location** SEXTON AV **Mblu** 7442/Z 2 / / /  
**Owner** STATE/NH **Assessment** \$219,200  
**Appraisal** \$219,200 **PID** 1569  
**Building Count** 1 **Tract #** 4006  
**Tract #** 4008 **Tract #** 4009-B  
**Tract #** **Tract #**  
**Tract #**

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$219,200	\$219,200
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$219,200	\$219,200

### Owner of Record

**Owner** STATE/NH **Sale Price** \$0  
**Co-Owner** C/O SECRETARY OF STATE **Certificate**  
**Address** 107 N MAIN ST **Book & Page** 1403/0641  
 CONCORD, NH 03301-4989 **Sale Date** 09/23/1981

### Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
STATE/NH	\$0		1403/0641	09/23/1981
STATE/NH	\$0		1399/0754	08/06/1981

### Building Information

# Tax Card - Sexton Avenue

## Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Replacement Cost**  
**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model:	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Fir 1:	
Interior Fir 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchans:	
Cndtn:	
Num Park:	
Fireplaces:	
Fndtn Cndtn:	
Basement:	

## Building Layout

(ParcelSketch.ashx?pid=1569&bid=1634)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

## Extra Features

Extra Features	Legend



# Tax Card - Sexton Avenue

No Data for Extra Features

## Land

### Land Use

Use Code 901V  
Description STATE-NH MDL-00  
Zone OCP  
Neighborhood 0402  
Category

### Land Line Valuation

Size (Acres) 0.41  
Assessed Value \$219,200  
Appraised Value \$219,200

## Outbuildings

Outbuildings

[Legend](#)

No Data for Outbuildings

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# Mandatory Disclosure

Property Address 105 S Main St & Sexton Ave



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: N/A  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

#### SEWERAGE DISPOSAL SYSTEM

Size of Tank: N/A  
Type of system: \_\_\_\_\_  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

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Last Revised 2/9/18

NH CIBOR, 166 South River Road Bedford, NH 03110  
PATRICIA VISCONTE

Produced with 2ipForm® by 2ip,ojtr 18070 Fifteen Mile Road, Fraser, Michigan 48025 [www.2ip.com](http://www.2ip.com)

Phone: (403)623-0180

Fax:

Untitled

# Mandatory Disclosure

Property Address 105 S Main St & Sexton Ave

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.

# Mandatory Disclosure

Property Address 105 S Main St & Sexton Ave

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: 105 S Main St & Sexton Ave

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

Town: Concord NH 03302

  
SELLER

11/27/23  
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



**105 S Main Street & Sexton Avenue  
Concord NH**

**PRESENTED BY:**

**Chris Norwood, CCIM  
+1 603 657 1928**

**Judy Niles-Simmons  
+1 603 657 1926**

**NAI Norwood Group  
116 South River Road  
Bedford, NH 03110  
+1 603 668 7000**

**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.*