

NAI Norwood Group
Commercial Real Estate Services, Worldwide.

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Portsmouth, NH 03801
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**INDUSTRIAL /
COMMERCIAL
FOR SALE**



FOR SALE

**7 KNIGHT STREET,
JAFFREY, NH 03452**

Offered at: \$1,650,000

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

MARC TIEGER
(603) 532 8765
info@tiegerrealty.com

 nainorwoodgroup.com
 tiegerrealty.com

PROPERTY INFORMATION



7 Knight Street, Jaffrey, NH 03452 Industrial / Commercial For Sale **Offered at: \$1,650,000**

DESCRIPTION:

Positioned in the heart of the Monadnock Region, 7 Knight Street is a flexible industrial asset offering a strong mix of national and local tenancy. The majority of the property is leased to MDI, a prominent industrial user with a significant footprint in the building, providing stable rental income. Complementing MDI are a variety of community-serving tenants, including a martial arts studio and an educational institution, creating a diverse tenant base.

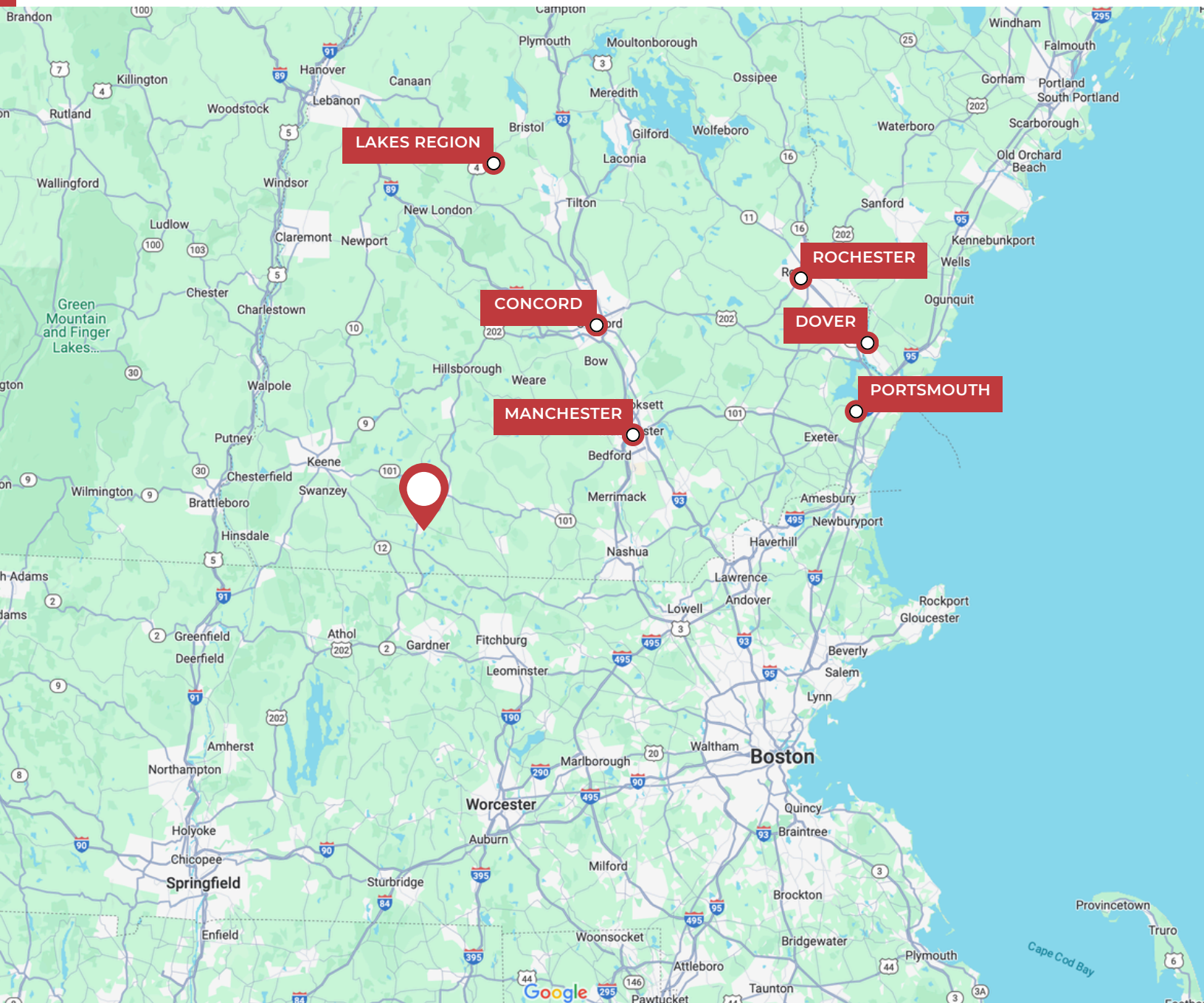
PROPERTY FEATURES:

- Diverse income of tenants
- Versatile layouts for various tenant configurations.
- Convenient access to Route 202 and downtown Jaffrey
- Income-producing with potential for future value-add

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MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	1 hr 2 mins	Lakes Region, NH	1 hr 19 mins
Concord, NH	1 hr 1 min	Dover, NH	1 hr 47 mins
Boston, MA	1 hr 34 mins	Portsmouth, NH	1 hr 40 mins

RENT ROLL

Tenant Rent and Payment Schedule

1. **MDI/Aptyx** : 24,528 sq ft

- Rent - \$13,335/ mth \$160,020/ yr
- Pays – 58.4% Insurance, W&S,, RE Taxes;
20.6% Heating Oil
- Lease end date is 12/31/2027



2. **Victory High School** : 3,731 sq ft

- Rent - \$1900/ mth \$ 22,800/ yr
- Pays - Electricity billed monthly based on metered usage/percentage; Heating Oil deliveries billed based on Square Footage
- Month to Month



3. **Kenny's Tae Kwon Do**: 3,465 sq ft

- Rent - \$900/ mth \$ 10,800/ yr
- Pays - Electricity billed monthly based on metered usage/percentage; Heating Oil deliveries billed based on Sqr Footage
- Month to Month



4. **Granite State Productions**: 2,400 sq ft

- Rent - \$1800/ mth \$ 21,600/ yr
- Pays - Electricity (less a \$146 monthly credit)
- Lease end date is 12/31/2025



PRO FORMA

Purpose	<i>Proforma Financials</i>
Property Location	<i>7 Knight Street</i>
Date	<i>July 1, 2025</i>
Total SF	<i>41,902</i>

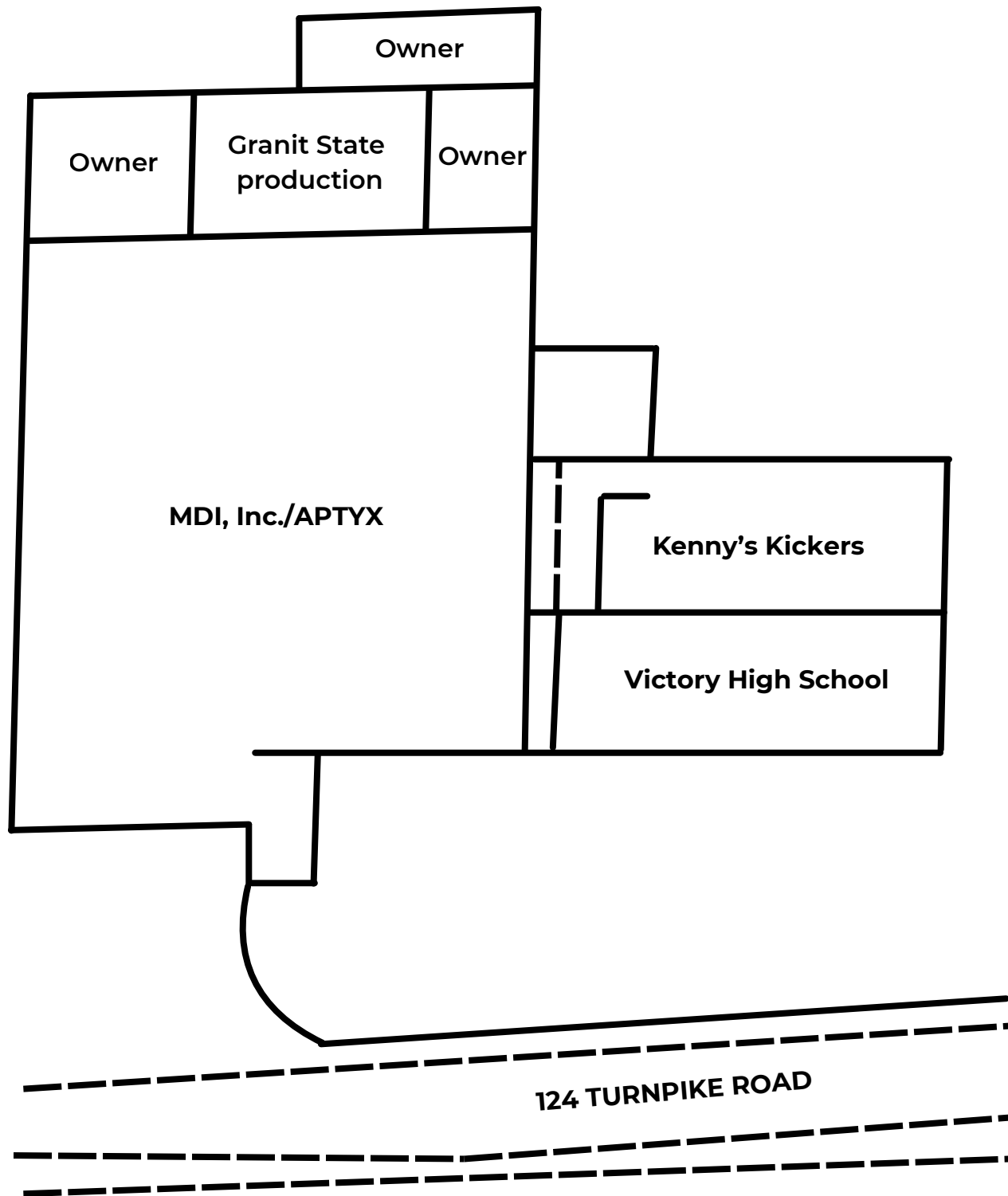
	<u>2023</u>	<u>2024</u>	<u>Proforma</u>	<u>NOTES</u>
Base Rent	\$156,753.24	\$159,831.95	\$215,220.00	
Reimbursements	\$49,224.33	\$31,255.06	\$31,255.06	<i>Proforma Est</i>
Gross Operating Income	\$ 205,977.57	\$ 191,087.00	\$246,475.06	
Less Operating Expenses				
Insurance	\$ 20,347.39	\$ 20,500.42	\$ 20,423.91	<i>Average</i>
Legal and Accounting	\$ 7,829.68	\$ 4,510.00	\$ 6,169.84	<i>Average</i>
Maintenance	\$ 24,244.07	\$ 31,664.59	\$ 27,954.33	<i>Repair, alarm, clean, lawn and misc.</i>
Misc.	\$ 13,113.68	\$ 9,819.48	\$ 11,466.58	<i>Average</i>
Snow Removal	\$ 4,482.00	\$ 5,250.00	\$ 4,866.00	<i>Average</i>
Real Estate Taxes	\$ 24,360.00	\$ 12,185.00	\$ 24,000.00	<i>Estimate</i>
Trash Removal	\$ 1,271.60	\$ 1,856.60	\$ 1,564.10	<i>Average</i>
Utilities				
Water/Sewer	\$ 5,096.74	\$ 6,046.91	\$ 5,571.83	<i>Average</i>
Oil	\$ 36,831.76	\$ 18,594.00	\$ 24,000.00	<i>Estimate</i>
Electric	\$ 9,846.86	\$ 10,083.15	\$ 9,965.01	<i>Average</i>
Total Expenses	\$ 147,423.78	\$ 120,510.15	\$ 135,981.59	
Net Operating Income	\$ 58,553.79	\$ 70,576.85	\$110,493.48	
Capital Expenses	\$ 64,552.50	\$ 35,162.44		

Comments:

As of 2025 the anchor tenant of MDI had a new lease which accounts for the increase in base rental rate.

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.

FLOOR PLAN



PHOTOS



TAX CARD

7 KNIGHT ST

Location 7 KNIGHT ST **Mblu** 244/96/11
Acct# 1333 **Owner** TAC SR HOLDING COMPANY LLC
Assessment \$646,500 **Appraisal** \$646,500
PID 2544 **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$586,100	\$60,400	\$646,500
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$586,100	\$60,400	\$646,500

Owner of Record

Owner TAC SR HOLDING COMPANY LLC **Sale Price** \$114,800
Co-Owner **Certificate**
Address PO BOX 516 **Book & Page** 2857/0093
 JAFFREY, NH 03452 **Sale Date** 01/21/2014
Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TAC SR HOLDING COMPANY LLC	\$114,800		2857/0093	40	01/21/2014
TAC PROPERTIES INC	\$250,000		1524/0244	12	08/10/1995
NEW HAMPSHIRE BALL BEARINGS	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 41,902
Replacement Cost: \$1,072,385

TAX CARDS, CONT.

Building Percent Good: 45
 Replacement Cost
 Less Depreciation: \$482,600

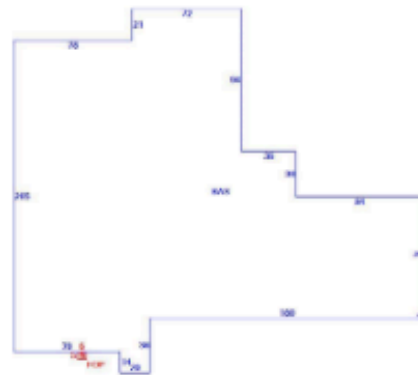
Building Attributes	
Field	Description
Style:	Light Indust
Model	Industrial
Grade	Average
Stories:	1
Occupancy	4.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	Factory 96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4000
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/JaffreyNHPhotos/000/00115/36.jpg>)

Building Layout



(ParcelSketch.aspx?pid=2544&bid=2665)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	41,902	41,902
FOP	Open Porch	30	0
		41,932	41,902

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR2	Sprinklers Concl.	8400.00 S.F.	\$11,300	1
SPR1	Sprinklers Wet	31990.00 S.F.	\$28,800	1
LDL2	Load Lvir Manual	2.00 UNITS	\$900	1

TAX CARDS, CONT.

Land

Land Use		Land Line Valuation	
Use Code	4000	Size (Acres)	4.43
Description	Factory 96	Frontage	0
Zone	IND	Depth	0
Neighborhood	50	Assessed Value	\$60,400
Alt Land Appr	No	Appraised Value	\$60,400
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			50000.00 S.F.	\$62,500	1

Valuation History

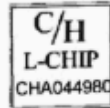
Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$586,100	\$60,400	\$646,500
2023	\$586,100	\$60,400	\$646,500
2021	\$586,100	\$60,400	\$646,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$586,100	\$60,400	\$646,500
2023	\$586,100	\$60,400	\$646,500
2021	\$586,100	\$60,400	\$646,500

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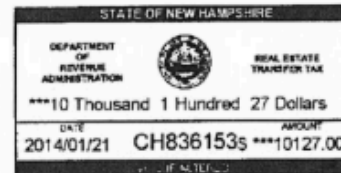
DEED #1

Doc # 1400464 Jan 21, 2014 3:06 PM
Book 2857 Page 0093 Page 1 of 6
Register of Deeds, Cheshire County



Return to:
Kasper & Associates, PLLC
PO Box 574
Walpole, NH 03608

Property:
79 Turnpike Road and
7 Knight Street a/k/a 81 Turnpike Road
Jaffrey, NH



WARRANTY DEED

That, TAC Properties Inc. (TAC Properties, Inc.) a New Hampshire corporation with a mailing address of PO Box 516, Jaffrey, County of Cheshire, State of New Hampshire, for consideration paid, grants to TAC Sr Holding Company, LLC, a New Hampshire limited liability company with an address of 68 Bancroft Road, Rindge, County of Cheshire, State of New Hampshire 03461, with warranty covenants, the following:

Those certain tracts of land with any buildings thereon situate in Jaffrey, County of Cheshire, State of New Hampshire, bounded and described as follows:

SEE SCHEDULE A ATTACHED

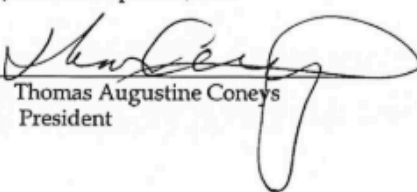
TRACT I: Being all of the premises conveyed to TAC Properties, Inc. by deed of CFX Bank dated December 4, 1997, recorded in Book 1625, Page 770 of the Cheshire County Registry of Deeds.

TRACT II: Being all of the premises conveyed to TAC Properties Inc. by deed of New Hampshire Ball Bearings, Inc. dated May 31, 1995, recorded in Book 1524, Page 244 of the Cheshire County Registry of Deeds

DEED #1, CONT.


Dated this 17th day of January, 2014

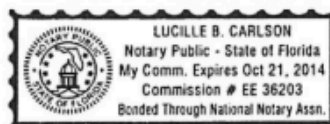
TAC Properties Inc.
a/k/a TAC Properties, Inc.

By: 
Thomas Augustine Coneys
President

STATE OF ~~NEW HAMPSHIRE~~ *Florida*
COUNTY OF ~~CHESHIRE~~ *Sarasota*

The foregoing instrument was acknowledged before me this 17 day of January, 2014 by Thomas Augustine Coneys the duly authorized President of TAC Properties Inc. on behalf of the corporation.

Before me, 
Notary Public
My commission expires: 10-21-14



SCHEDULE A

Those certain tracts of land with any buildings thereon situated in Jaffrey, County of Cheshire, State of New Hampshire, bounded and described as follows:

79 Turnpike Road:

A certain tract of land, with the buildings thereon, situate on the northern side of the highway known as Old Turnpike Road and also known as State Highway Route #124 in Jaffrey, County of Cheshire, State of New Hampshire, bounded and described as follows:

Beginning at the southeastern corner of the premises herein conveyed at an iron pin in the ground at the northern side of said highway, which point is situate SOUTH 55° 20' 00" EAST thirty-four (34) feet, more or less, from a stone post at the northern side of said highway; thence running

NORTH 18° 31' 40" EAST by land now or formerly of New Hampshire Ball Bearings, Inc. one hundred fifty-two and sixty-two hundredths (152.62) feet, more or less, to a drill hole set in a stone wall; thence running

NORTH 50° 13' 27" WEST by land now or formerly of Arthur H. Rollins and Evelyn J. Rollins forty-seven and eight tenths (47.8) feet, more or less, to an iron pipe in the ground on the westerly side of Cretia Brook, so-called; thence running

SOUTHWESTERLY by the western side of said Cretia Brook and land now or formerly of Rene J. Taylor and Margaret V. Taylor eighty-seven (87) feet, more or less, to a point on the western side of said brook; thence running

SOUTHWESTERLY crossing said brook by land now or formerly of Albert Cloutier and Eileen Cloutier seventy (70) feet, more or less, to a point on the northern side of said highway; thence running

SOUTH 53° 48' 12" EAST by said highway thirty-six (36) feet, more or less, to a stone post on the northern side of said highway; thence running

SOUTH 55° 20' 00" EAST by said highway thirty-four (34) feet, more or less, to the place of beginning.

Being the premises shown as Lots A and B on plan entitled "Plan of Land in Jaffrey Scale 1"= 20' November 4, 1983 Vorce, Soney and Associates, Inc, 173 Stratton Road, Jaffrey, N.H. 10 Ellery Lane Billerica, Ma.," which plan is recorded in the Cheshire County Registry of Deeds at Plan Book 49, Page 75B.

DEED #1, CONT.

7 Knight Street aka 81 Turnpike Road:

Four certain tracts or parcels of land with any buildings thereon, situated in Jaffrey, County of Cheshire, State of New Hampshire on the northern side of East Main Street also known as Route No. 124 and the Old Turnpike, more particularly bounded and described as follows:

First Tract

Beginning at a point on the westerly side of a public highway at the southeastern corner of this tract and at the northeastern corner of the third tract hereinbelow described; thence

NORTH 75° 27' 42" WEST by the third tract three hundred thirteen (313) feet, more or less, to an iron pipe at the fourth tract hereinbelow described and continuing on the same bearing by the fourth tract fourteen and three-tenths (14.30) feet, more or less, to an iron pipe at land of Baird; thence

NORTH 35° 55' 43" EAST by land of Baird one hundred forty-two and eight tenths (142.80) feet, more or less, to an iron pipe; thence

NORTH 20° 15' 00" EAST by land of Baird forty-six and sixty-six hundredths (46.66) feet, more or less, to an iron pipe at the extension of East Brook Street; thence

SOUTH 69° 45' 00" EAST by the extension of East Brook Street two hundred sixty-five and eighty-six hundredths (265.86) feet, more or less, to a point; thence turning to the right and running

On the arc of a circle of twenty-five (25) feet radius thirty-nine and twenty-seven hundredths (39.27) feet, more or less, to a point on the westerly side of the highway first mentioned in the description of this tract; thence

SOUTH 20° 15' 00" WEST by the western side of said highway one hundred eighteen and forty-nine hundredths (118.49) feet, more or less, to a point; thence

SOUTH 34° 41' 43" WEST by the western side of said highway nine and forty-two hundredths (9.42) feet, more or less, to the point of beginning.

DEED #1, CONT.

Second Tract

Beginning at the southwest corner of the tract at a stone bound on the northerly side of East Main Street; thence

SOUTH 56° 03' 50" EAST by the northerly side of East Main Street ninety and two-tenths (90.20) feet, more or less, to an iron pipe on the westerly side of Hillcrest Road; thence

NORTH 53° 44' 40" EAST by the westerly side of Hillcrest Road one hundred eight and nine tenths (108.90) feet, more or less, to an iron pipe at land of Heinonen; thence

NORTH 46° 58' 40" WEST by land of Heinonen one hundred twenty-seven and eight hundredths (127.08) feet, more or less, to an iron pipe on the easterly side of the public highway first mentioned in the description of the first tract; thence

SOUTH 34° 41' 43" WEST by the easterly side of said highway one hundred twenty-two and fifty-four hundredths (122.54) feet, more or less, to the point of beginning.

Third Tract

Beginning at the intersection of the northerly side of East Main Street and the westerly side of the highway first mentioned in the description of the first tract; thence

NORTH 34° 41' 43" EAST by the westerly side of the last mentioned highway four hundred ninety-eight (498) feet, more or less to a point at the southeastern corner of the first tract above described; thence

NORTH 75° 27' 42" WEST by the first tract three hundred thirteen (313) feet, more or less, to an iron pipe at the fourth tract hereinbelow described; thence

SOUTH 73° 15' 18" WEST by the fourth tract two hundred thirteen (213) feet, more or less, to an iron pipe; thence

NORTH 14° 52' 00" WEST by the fourth tract nineteen and sixty hundredths (19.60) feet, more or less, to a drill hole in the rock; thence along the line of the old stone wall

SOUTH 87° 33' 00" WEST eighty-one (81) feet, more or less, to a drill hole; thence by said stone wall

SOUTH 77° 40' 00" WEST fifty-seven (57) feet, more or less, to a drill hole; thence by said stone wall

SOUTH 52° 37' 44" WEST thirty-three (33) feet, more or less, to a drill hole; thence

DEED #1, CONT.

SOUTH 34° 14' 54" WEST thirty and seventeen hundredths (30.17) feet, more or less, to an iron pipe; thence

SOUTH 22° 28' 00" WEST eighty-seven (87) feet, more or less, to an iron pipe on the northerly side of East Main Street; thence by the northerly side of East Main Street

SOUTH 55° 20' 00" EAST five hundred thirty-eight (538) feet to the point of beginning.

Being a portion of Tract 2 as shown on a plan entitled "Plan of Land Herein Conveyed by the Town of Jaffrey, in Jaffrey, Cheshire County, New Hampshire, Scale 1 inch-50 feet, April 1965 Al Vorce and N. Soney, Surveyors" and recorded in the Cheshire County Registry of Deeds, Plan Book 14, Page 22. Said premises also being a portion of the premises described in the deed of the Town of Jaffrey to the Jaffrey Community Corporation dated December 28, 1965, and recorded in said Registry, Volume 745, Page 504.

Subject to and with the benefit of all rights, restrictions and encumbrances as set forth in the deed of Jaffrey Community Corporation to MAN Electronics Corporation dated July 20, 1966, and recorded with Cheshire County Registry of Deeds in Book 755, Page 241, insofar as the same are now in force and applicable.

Fourth Tract

Beginning at an iron pipe at the northwest corner of the tract and at the northeast corner of Juniper Street, at land now or formerly of August Duval; thence

SOUTH 67° 38' EAST along land of said Duval and as a continuation of the northerly side of Juniper Street twenty-four (24.0) feet, more or less, to an iron pipe near the brook; thence

SOUTH 74° 31' EAST crossing the brook and along land of the Town of Jaffrey about one hundred seventy-nine and three tenths (179.3) feet, more or less, to an iron pipe; thence

SOUTH 73° 54' WEST by the third tract hereinabove described about two hundred thirteen (213) feet, more or less, to an iron pipe; thence

NORTH 14° 13' WEST by the third tract nineteen and six tenths (19.6) feet, more or less, to a drill hole in the rock at the northerly end of a stone wall; thence

NORTH 8° 04' EAST crossing the brook and along a stone wall at the easterly end of Juniper Street about ninety-seven and eight tenths (97.8) feet, more or less, to the place of beginning.

Grantor excepts all portions of highways located within any of the tracts herein conveyed and reserves all rights of the public in such highways.

DEED #2 NOTE: This deed is for the adjacent property for reference.

Book: 3210 Page: 1270

E Doc # 2204073 05/02/2022 12:14:36 PM
Book 3210 Page 1270 Page 1 of 3
Register of Deeds, Cheshire County
LCHIP CHA112571 25.00
RANS TAX CH853380 2,550.00

Anna Z. Tiftan

\$ 2550.-

WARRANTY DEED

TAC SR HOLDING COMPANY, LLC, a New Hampshire limited liability company, of 69 Bancroft Road, Rindge, New Hampshire 03461 for consideration paid, grants to **GEOFFREY S. MURRAY AND ELIZABETH S. MURRAY**, as joint tenants with rights of survivorship with a mailing address of PO Box 1365, North Conway, New Hampshire 03860, with WARRANTY COVENANTS:

A certain tract or parcel of land with the improvements located thereon, situated on the northern side of the highway known as Old Turnpike Road and also known as State Highway route #124 in **Jaffrey, County of Cheshire and State of New Hampshire**, being more particularly bound and described as follows:

SCHEDULE A ATTACHED

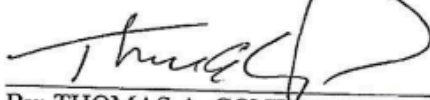
Meaning and intending to convey part of grantor's interest in the premises conveyed to **TAC SR HOLDING COMPANY, LLC**, by deed of **TAC Properties, Inc.**, a New Hampshire corporation dated January 17, 2014, and recorded at Book 2857 Page 0093 of the Cheshire County Registry of Deeds.

DEED #2, CONT.

Book: 3210 Page: 1271

EXECUTED this 29th day of April, 2022

TAC SR HOLDING COMPANY, LLC



By: THOMAS A. CONEYS, MANAGER
DULY AUTHORIZED

STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE

The foregoing instrument was acknowledged before me on this 29th day of April, 2022 by Thomas A. Coneys as manager of TAC SR HOLDING COMPANY, LLC, and he acknowledged that he executed the same for the purposes therein contained.

4-17-2024
My commission expires

PN
Notary Public



DEED #2, CONT.

Book: 3210 Page: 1272

SCHEDULE A

79 Turnpike Road:

A certain tract of land, with the buildings thereon, situate on the northern side of the highway known as Old Turnpike Road and also known as State Highway Route #124 in Jaffrey, County of Cheshire, State of New Hampshire, bounded and described as follows:

Beginning at the southeastern corner of the premises herein conveyed at an iron pin in the ground at the northern side of said highway, which point is situate SOUTH 55° 20' 00" EAST thirty-four (34) feet, more or less, from a stone post at the northern side of said highway; thence running

NORTH 18° 31' 40" EAST by land now or formerly of New Hampshire Ball Bearings, Inc. one hundred fifty-two and sixty-two hundredths (152.62) feet, more or less, to a drill hole set in a stone wall; thence running

NORTH 50° 13' 27" WEST by land now or formerly of Arthur H. Rollins and Evelyn J. Rollins forty-seven and eight tenths (47.8) feet, more or less, to an iron pipe in the ground on the westerly side of Cretia Brook, so-called; thence running

SOUTHWESTERLY by the western side of said Cretia Brook and land now or formerly of Rene J. Taylor and Margaret V. Taylor eighty-seven (87) feet, more or less, to a point on the western side of said brook; thence running

SOUTHWESTERLY crossing said brook by land now or formerly of Albert Cloutier and Eileen Cloutier seventy (70) feet, more or less, to a point on the northern side of said highway; thence running

SOUTH 53° 48' 12" EAST by said highway thirty-six (36) feet, more or less, to a stone post on the northern side of said highway; thence running

SOUTH 55° 20' 00" EAST by said highway thirty-four (34) feet, more or less, to the place of beginning.

Being the premises shown as Lots A and B on plan entitled "Plan of Land in Jaffrey Scale 1" . 20' November 4, 1983 Vorce, Soney and Associates, Inc, 173 Stratton Road, Jaffrey, N.H. 10 Ellery Lane Billerica, Ma.," which plan is recorded in the Cheshire County Registry of Deeds at Plan Book 49, Page 75B

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.

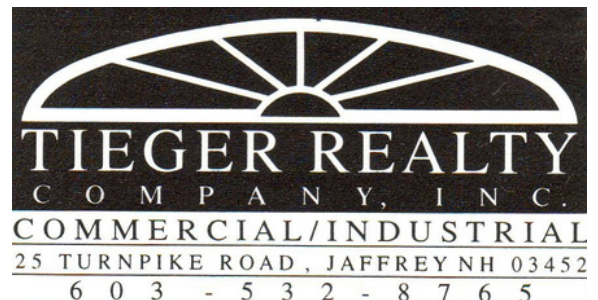
Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

CHRISTOPHER NORWOOD
PRESIDENT, NAI NORWOOD GROUP
tel (603) 668-7000
cnorwood@nainorwoodgroup.com

MARC TIEGER
PRESIDENT, TIEGER REALTY
tel (603) 532-8765
info@tiegerrealty.com

NAINorwood Group
Commercial Real Estate Services, Worldwide



NAI Norwood Group
116 South River Road
Bedford, NH 03110
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25 Turnpike Rd
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