



PRIME
OFFICE
FOR SALE

FOR SALE

**2 GREENLEAF WOODS DRIVE,
UNIT 101, PORTSMOUTH, NH 03801**

1,418 +/- SF Available

PROPERTY INFORMATION



1,418 +/- SF Office For Sale

2 GREENLEAF WOODS DRIVE, UNIT 101, PORTSMOUTH, NH 03801

\$225,000

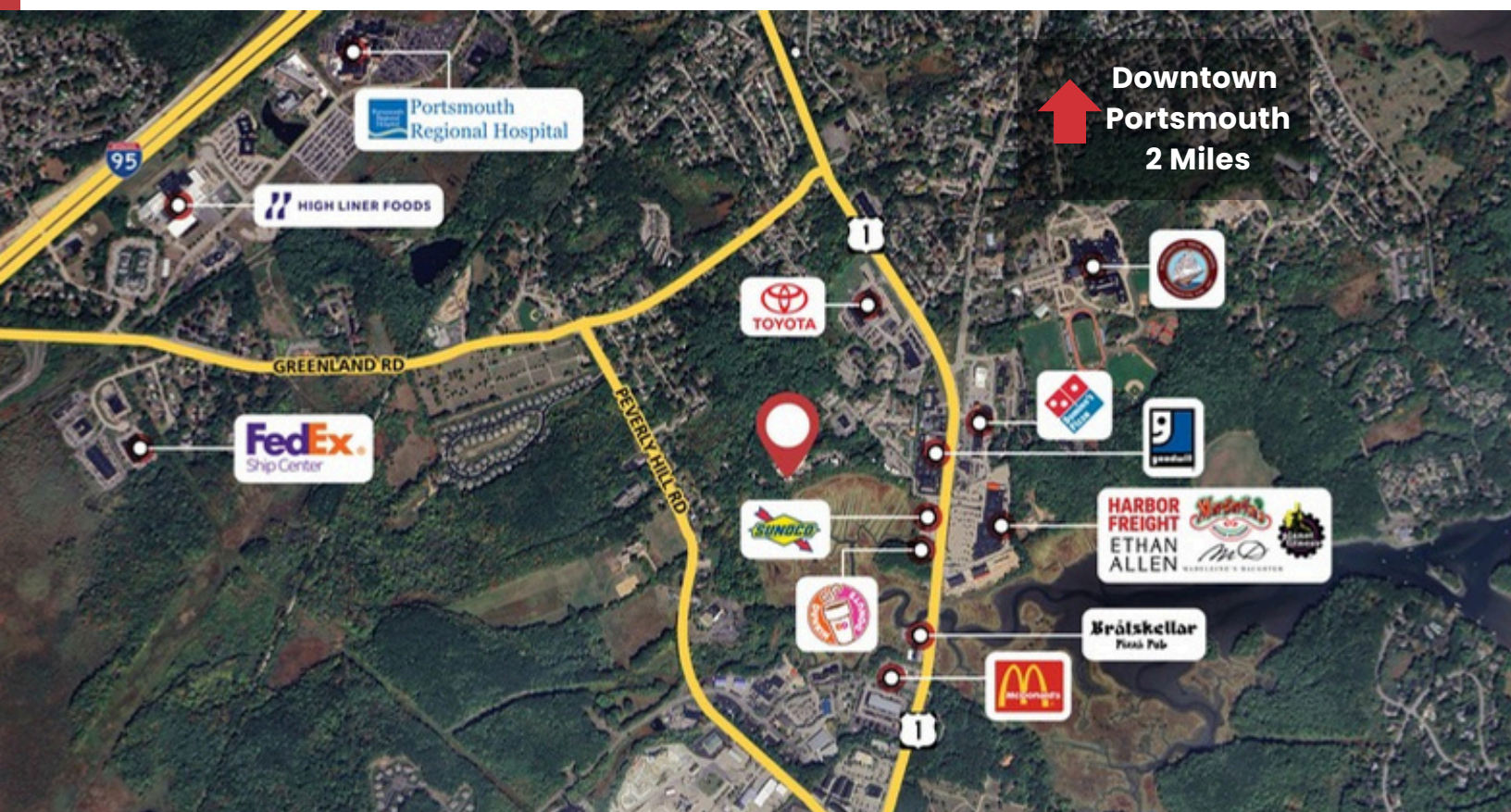
DESCRIPTION:

This 1,418 +/- square foot office condo unit has been recently renovated. It consists of 6 private offices enclosed with glass paneled doors, a three quarter bath and a kitchenette.

PROPERTY FEATURES:

- Ample Parking
- 6 Private Offices
- New Carpets
- Recently Renovated

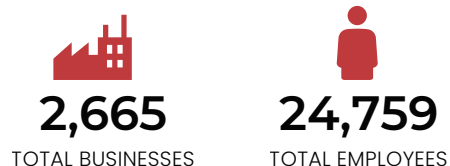
DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	18,992	45,095	123,911
Households	9,246	21,137	52,842
Families	4,530	11,733	31,578
Avg HH Size	2.00	2.09	2.21
Median Age	44.0	46.6	45.4
Median HH Income	\$117,368	\$112,886	\$114,430
Avg HH Income	\$161,831	\$152,533	\$149,273

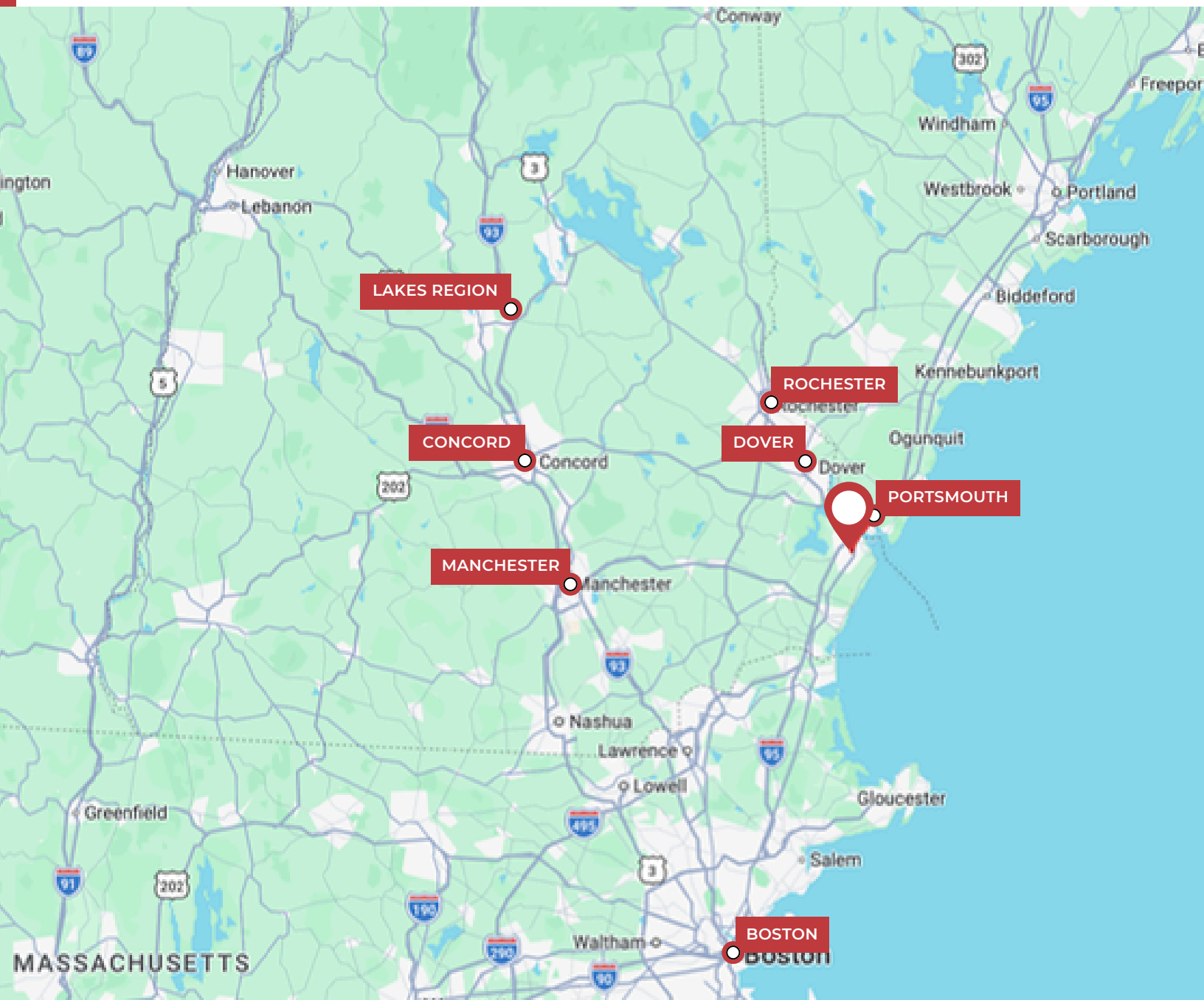
BUSINESSES (10 MILE)



INCOME (10 MILE)



MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	47 mins	Lakes Region, NH	1 hr 15 mins
Concord, NH	1 hr	Dover, NH	22 mins
Boston, MA	1 hr 4 mins	Portsmouth, NH	7 mins

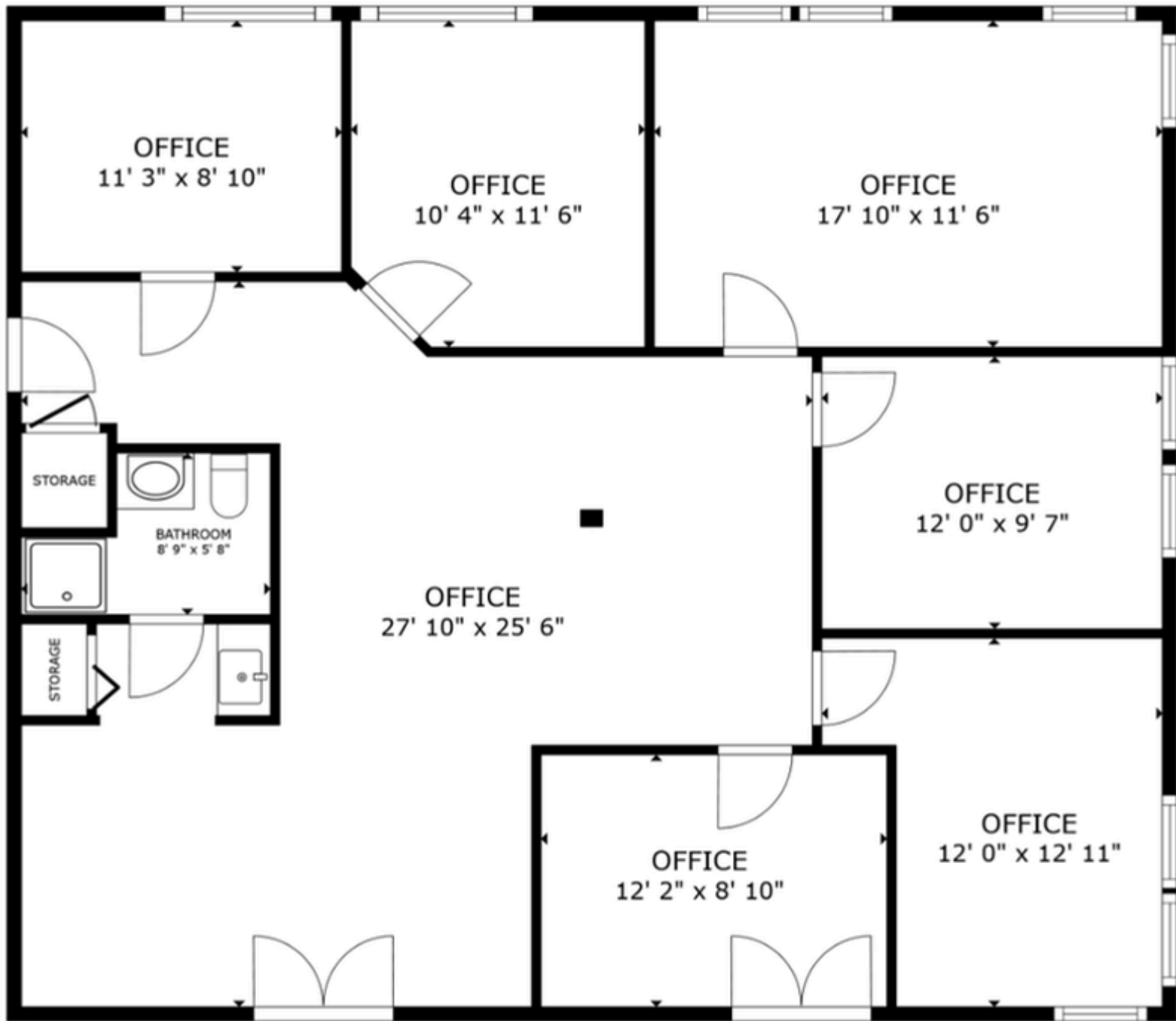
PHOTOS



PHOTOS



FLOOR PLAN



FLOOR PLAN

[TAKE A VIRTUAL TOUR!](#)

Book: 6108 Page: 2092

E # 20019044 04/30/2020 08:41:43 AM
Book 6108 Page 2092 Page 1 of 2
Register of Deeds, Rockingham County

Carly Ann Leary

LCHIP	ROA491528	25.00
TRANSFER TAX	RO096096	1,575.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **KLDAY REALTY, LLC**, a New Hampshire Limited Liability Company with a registered address of 100 Portsmouth Avenue, Greenland, New Hampshire 03840, for consideration paid, grants to **TOTO, LLC**, a New Hampshire Limited Liability Company with a registered address of 2040 Lafayette Road, Portsmouth, New Hampshire 03801, with WARRANTY COVENANTS, the following described premises:

Unit No. E-101 of the Greenleaf Woods Condominium situate in the city of Portsmouth, County of Rockingham and State of New Hampshire. Said condominium having been established by Declaration of Condominium dated March 11, 1988 and recorded in the Rockingham County Registry of Deeds at Book 2730, Page 1409.

Said Unit is located in the building "Elmwood" and as shown on the site and floor plans entitled "Greenleaf Woods for Greenleaf Investment Group" dated March 11, 1988 and recorded in the Rockingham County Registry of Deeds as Plan D-17717.

Also conveyed is an undivided interest in the common area and limited common areas as defined, described and identified in the said Declaration and on the Plans appurtenant to each said Unit.

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

Meaning and intending to describe and convey a portion of the premises conveyed to the Grantor by G. W. F. Limited Liability Company by warranty deed dated November 9, 2015 and recorded in the Rockingham County Registry of Deeds at Book 5674, Page 0254.

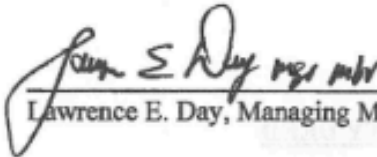
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DEED, CONT.

Book: 6108 Page: 2093

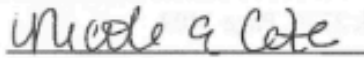
WITNESS our hands this 28 day of April, 2020.

KLDAY REALTY, LLC


Lawrence E. Day, Managing Member

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared before me on this 28 day of April, 2020, the above-named Lawrence E. Day, duly authorized Managing Member of KLDAY REALTY, LLC, known to me or sufficiently proven to be, and acknowledged the forgoing instrument to be his voluntary act and deed.



Notary Public

My Commission Expires: MAY 4 2021

NICOLE E. COTE, Notary Public
State of New Hampshire
My Commission Expires May 4, 2021

TAX CARD

2 GREENLEAF WOODS DR #101

Location 2 GREENLEAF WOODS DR #101 **Mblu** 0243/ 0006/ E101/ /
Acct# 35618 **Owner** TOTO LLC
PBN **Total Market Va...** \$137,100
Appraisal \$137,100 **PID** 35618
Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$137,100	\$0	\$137,100
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$137,100	\$0	\$137,100

Owner of Record

Owner TOTO LLC **Sale Price** \$105,000
Co-Owner **Certificate**
Address 2040 LAFAYETTE RD **Book & Page** 6108/2092
PORTSMOUTH, NH 03801 **Sale Date** 04/30/2020
Instrument 24

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TOTO LLC	\$105,000		6108/2092	24	04/30/2020
KLDAY REALTY LLC	\$150,000		5674/0254	18	12/01/2015
GWF LIMITED LIABILITY CO	\$0		3033/2750		01/20/1994

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 1,418
Replacement Cost: \$207,738
Building Percent 66
Good:
Replacement Cost
Less Depreciation: \$137,100

Building Attributes	
Field	Description
Style:	Condo Office

TAX CARD, CONT.

Model	Com Condo
Grade	C
Grade	C
Stories:	1
Stories:	
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Carpet
Heat Fuel:	Gas
Heat Type:	Warm Air
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	1
Total Rooms:	
Bath Style:	
Kitchen Style:	
WB Fireplaces	
WB Openings	
Mtl Fireplaces	
MTL Openings	
Kitchen Grd	
Cost/Design	
Class	

Building Photo



(/photos/PortsmouthNHPhotos/\0044\35618_35618_1_1.

Building Layout

BAS
(1,418 sq ft)

(ParcelSketch.ashx?pid=35618&bid=35618)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,418	1,418
		1,418	1,418

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3401
Description OFF CONDO MDL-06
Zone G1
Neighborhood 304
Alt Land Appr No
Category

Land Line Valuation

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

TAX CARD, CONT.

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$137,100	\$0	\$137,100
2023	\$92,300	\$0	\$92,300
2022	\$92,300	\$0	\$92,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$137,100	\$0	\$137,100
2023	\$92,300	\$0	\$92,300
2022	\$92,300	\$0	\$92,300

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DISCLOSURES

COMING SOON

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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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