

FOR SALE: Professional Office Building

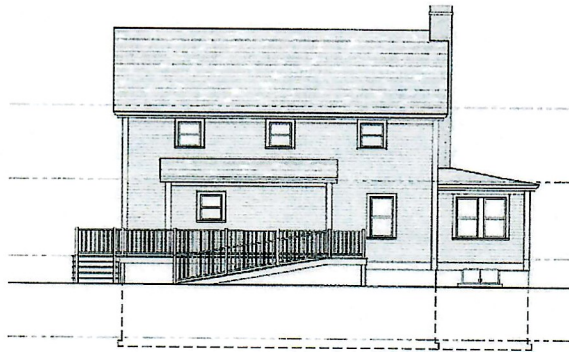


479 Nashua Street

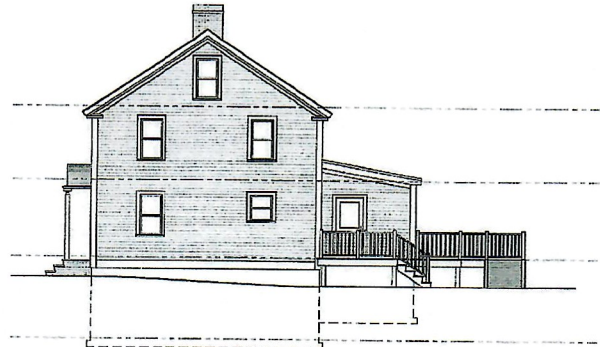
Proctor and Greene Real Estate

- Professional Office Building Offered For Sale at \$575,000
- Two Story New England Colonial thoughtfully converted into modern professional office space.
- 2,148 SF of finished space with an additional 1,968 SF of unfinished space for storage/future expansion
- Situated in a high-visibility location along busy Nashua Street.
- Interior layout includes a welcoming reception area, multiple private offices, a conference room, a large open work area, a copy/print room, kitchen/break room and two restrooms.
- The full basement and attic provide valuable storage or potential expansion opportunities.
- Accessible entrance at the rear of the building.
- .26 Acre Corner Lot
- Large, paved parking lot offers ample on-site parking.
- Previously home to both a professional office and a successful salon and spa.
- This building offers exceptional flexibility for professional, wellness, or service-based operations seeking a high-visibility location.
- Utilities: Public Water/Sewer, Propane Gas
- 2025 Taxes: \$8,581
- Road Frontage: 80' on Nashua Street, 162' on James Street
- Year Built: 1900

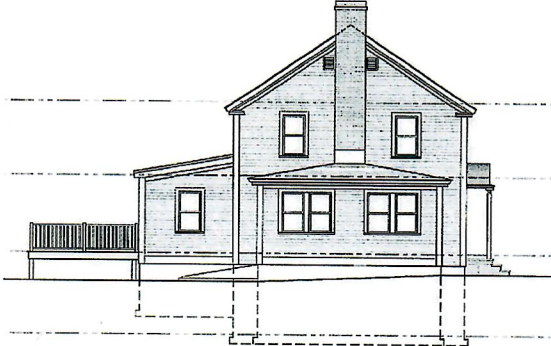




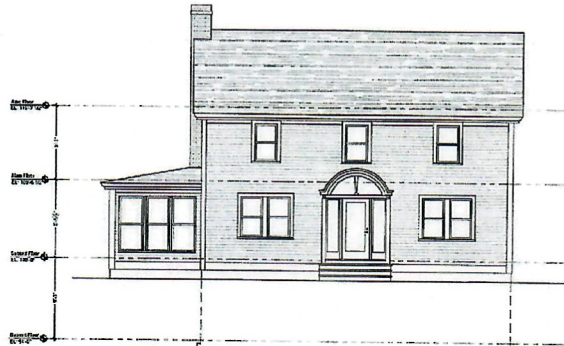
Existing Rear (West) Elevation
W-112



Existing Side (North) Elevation
N-112



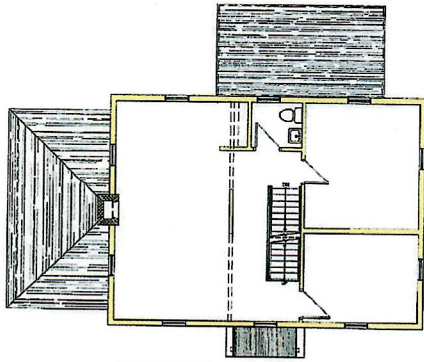
Existing Side (South) Elevation
S-112



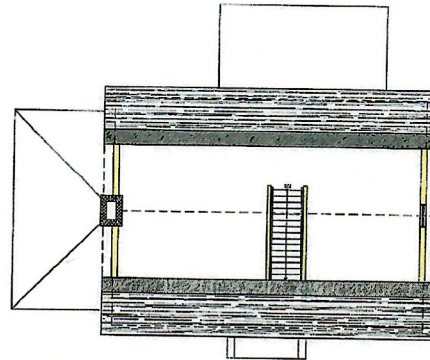
Existing Front (East) Elevation
E-112

TURNSTONE BUILDING
479 NASHUA STREET
MILFORD, NH
APRIL 10, 2025

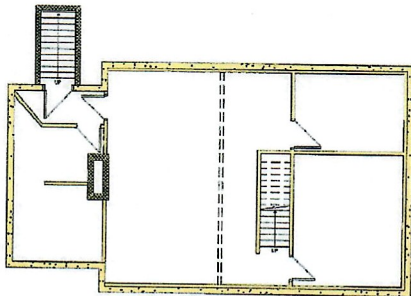
EXISTING ELEVATIONS



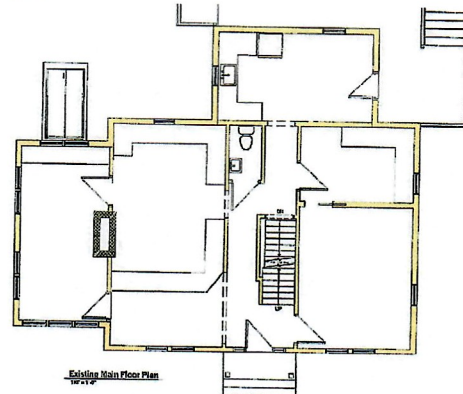
Existing Second Floor Plan
S-112



Existing Attic Plan
A-112



Existing Basement Plan
B-112



Existing Main Floor Plan
M-112

TURNSTONE BUILDING
479 NASHUA STREET
MILFORD, NH
APRIL 10, 2025

EXISTING CONDITIONS PLANS







Alyssum Proctor Russell

alyssum@proctorandgreene.com

(603)801-7485; (603) 673-7314 Ext 12, alyssum@proctorandgreene.com





JOSEPH & ANN B. SRAUGHNESSY
25/11/16 22/1/16
2306/26 92/907

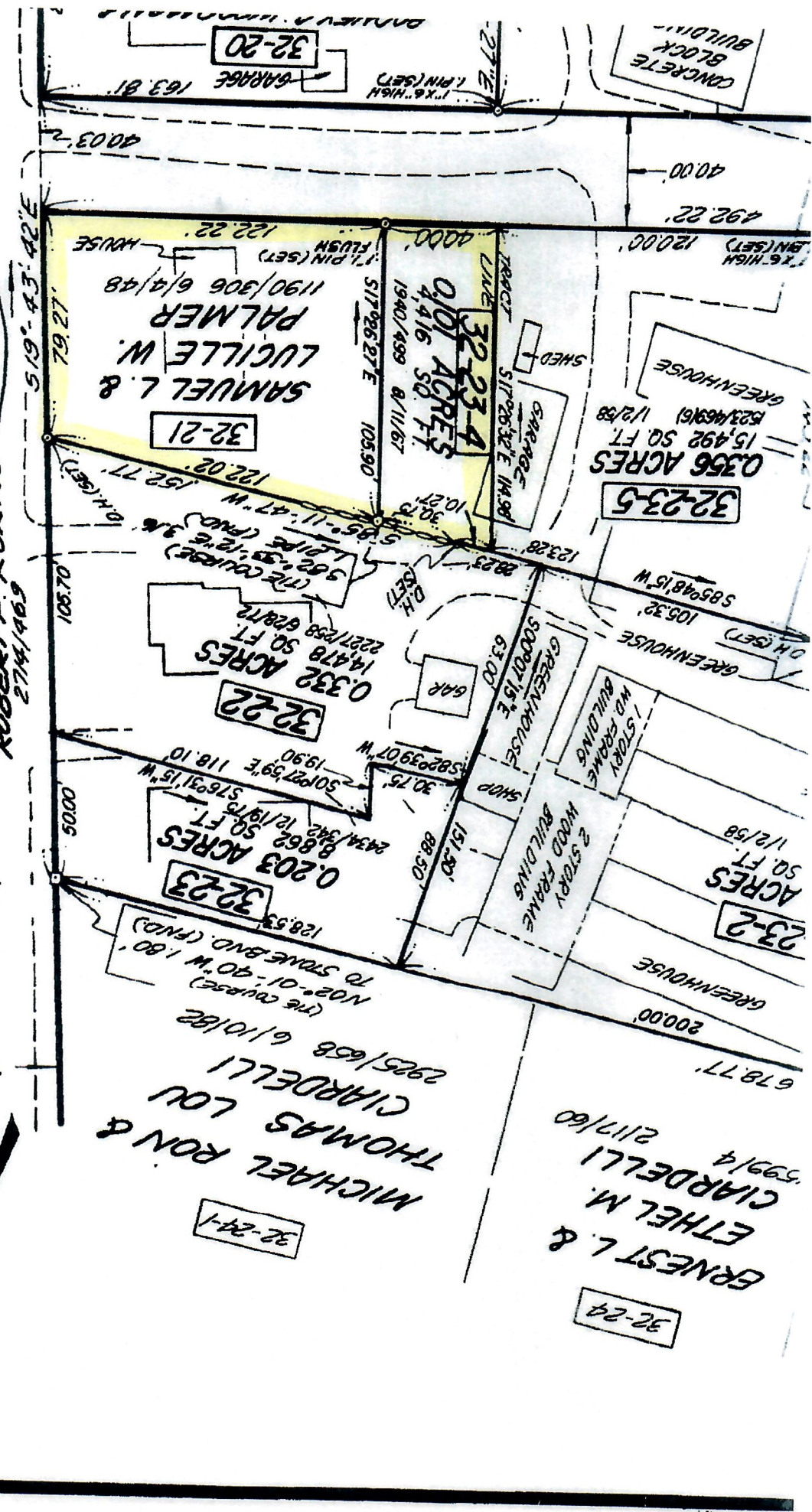
25/11/16

3-23-3

3-23-2

3-23-1

NASHUA STREET (N.H.)
ROBERT F. KOKKO
2774/469



MAN PART OF ROAD SIDE
NASHUA STREET

THE COURSE & DISTANCE OF ROAD SUBLINE
FROM THE CORNER OF MOST WESTLY CORNER OF ROAD SIDE

TO THE CORNER OF MOST WESTLY CORNER OF ROAD SIDE

TO THE CORNER OF MOST WESTLY CORNER OF ROAD SIDE

ASSOCIATES, INC.

100 Main Street
Boston, MA 02111

NOTES: 1. THE PROPERTY IS NOT TO BE USED FOR RESIDENTIAL PURPOSES.

2. THE PROPERTY IS NOT TO BE USED FOR INDUSTRIAL PURPOSES.

3. THE PROPERTY IS NOT TO BE USED FOR COMMERCIAL PURPOSES.

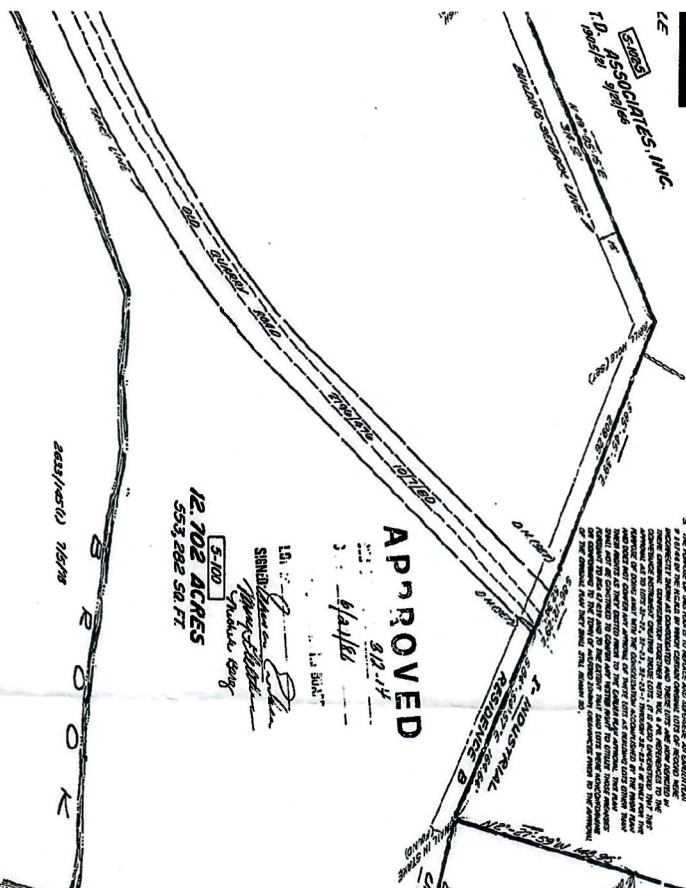
4. THE PROPERTY IS NOT TO BE USED FOR PUBLIC PURPOSES.

5. THE PROPERTY IS NOT TO BE USED FOR AGRICULTURAL PURPOSES.

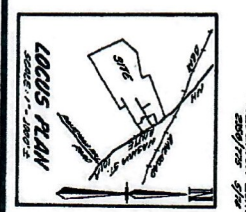
APPROVED
8/2/84

12.702 ACRES
553,202 SQ. FT.

5-100
SIGNED: [Signature]
DATE: [Date]



NO.	REVISION	DATE	BY
1	ISSUE FOR PERMIT	8/2/84	[Signature]
2	ISSUE FOR PERMIT	8/2/84	[Signature]
3	ISSUE FOR PERMIT	8/2/84	[Signature]
4	ISSUE FOR PERMIT	8/2/84	[Signature]
5	ISSUE FOR PERMIT	8/2/84	[Signature]
6	ISSUE FOR PERMIT	8/2/84	[Signature]
7	ISSUE FOR PERMIT	8/2/84	[Signature]
8	ISSUE FOR PERMIT	8/2/84	[Signature]
9	ISSUE FOR PERMIT	8/2/84	[Signature]
10	ISSUE FOR PERMIT	8/2/84	[Signature]



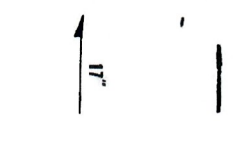
THIS PLAN SUPERSEDES
RECORD PLAN NO. 18794

RODNEY C. WOODMAN, INC.
MILFORD, N. H.

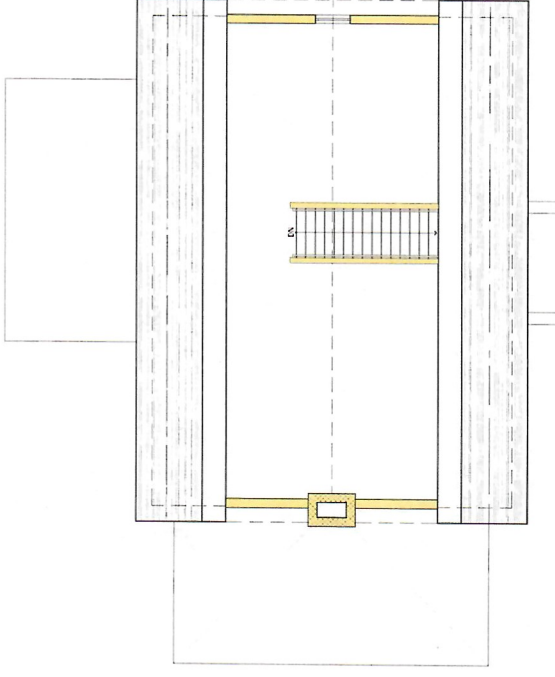
SCALE: 1" = 50'
AUGUST 3, 1984

THOMAS E. MORAN, INC.
11 South Main Street
Boston, MA 02111

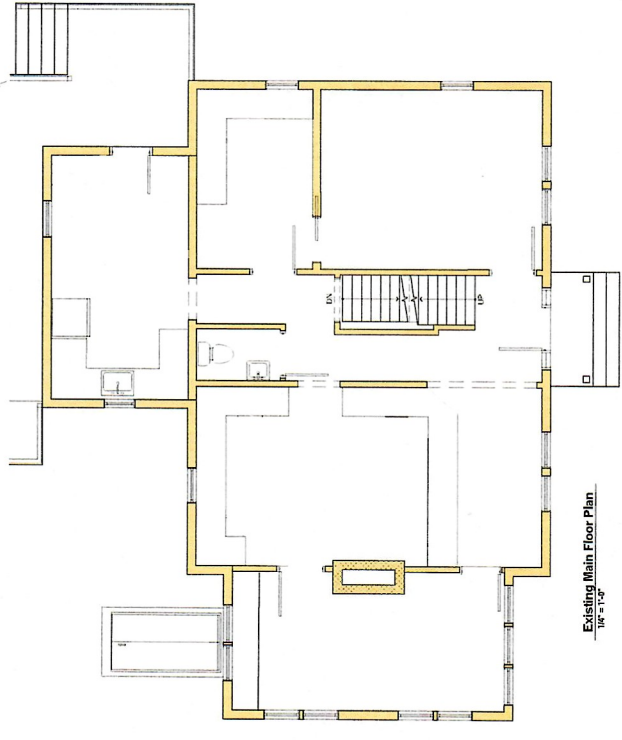
THOMAS E. MORAN, INC.
11 South Main Street
Boston, MA 02111



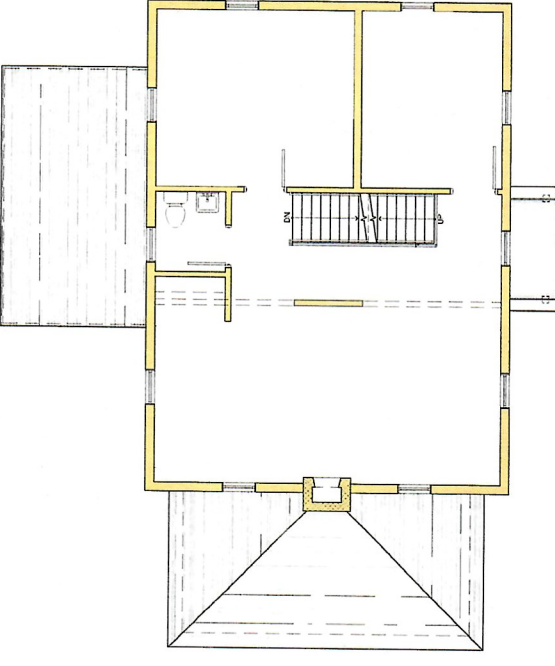
SHEET 3 OF 9



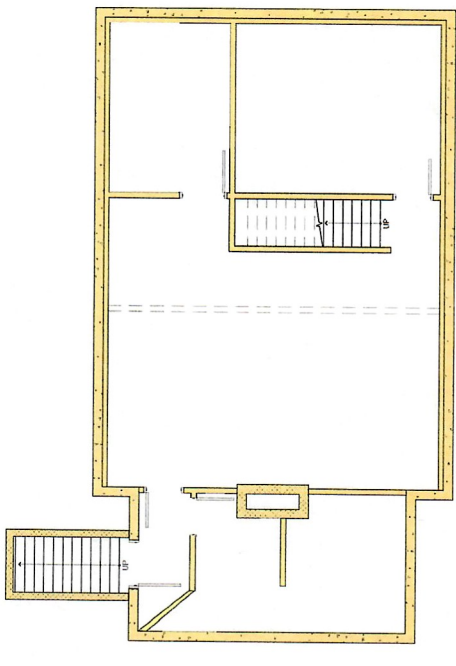
Existing Attic Plan
1/4" = 1'-0"



Existing Main Floor Plan
1/4" = 1'-0"

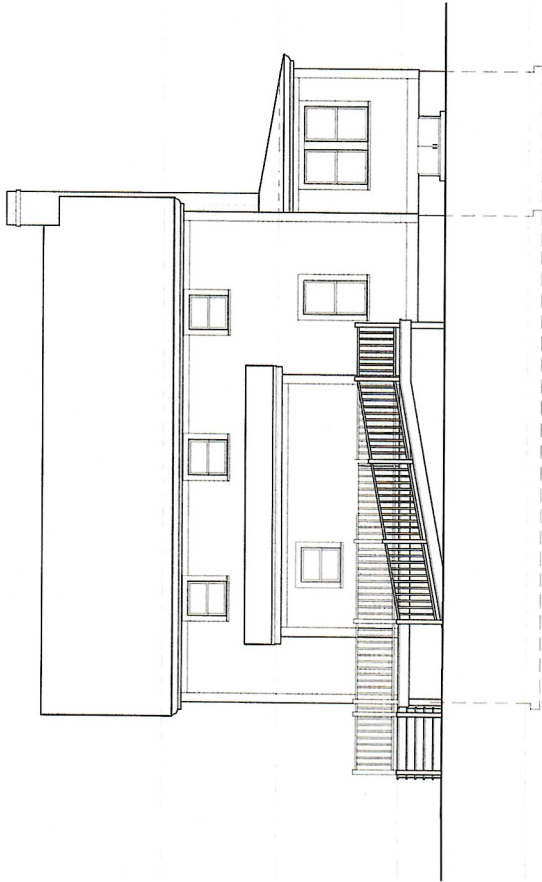


Existing Second Floor Plan
1/4" = 1'-0"

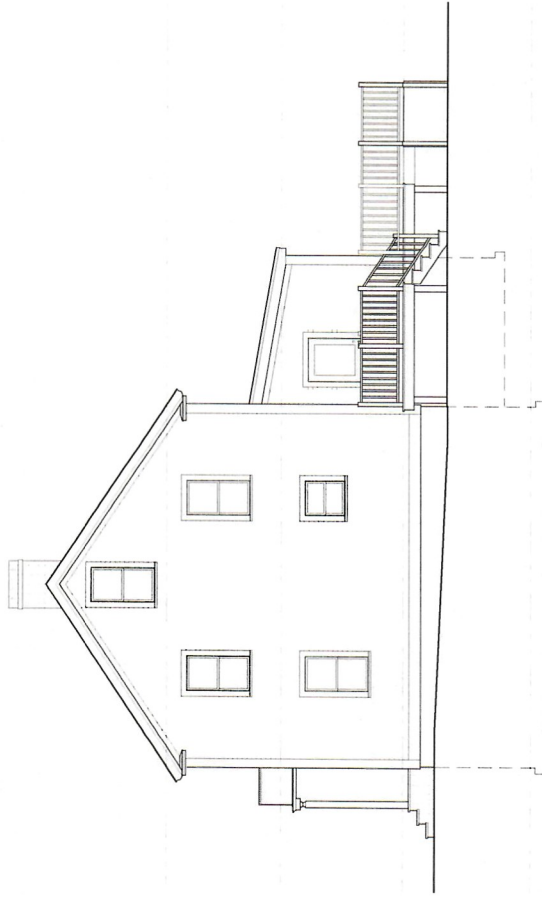


Existing Basement Plan
1/4" = 1'-0"

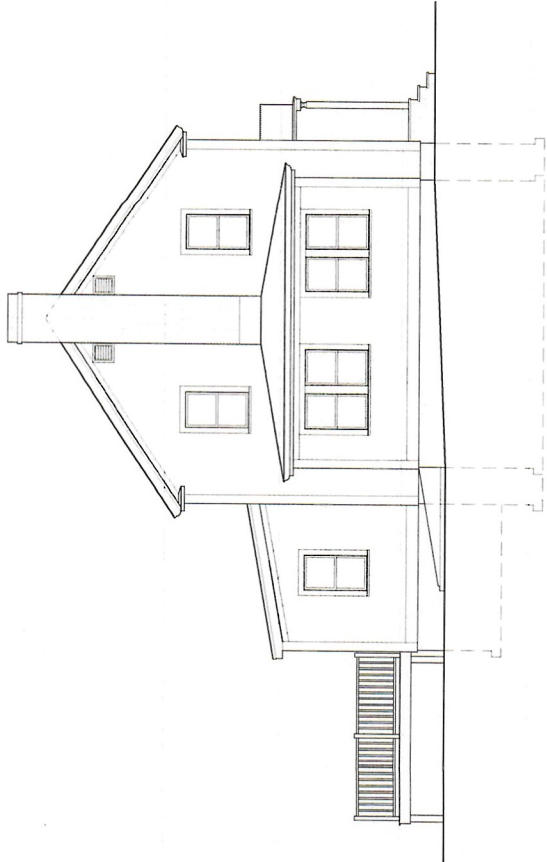
EXISTING CONDITIONS PLANS



Existing Rear (West) Elevation
1/4" = 1'-0"



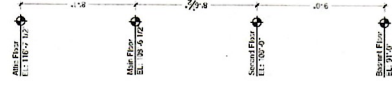
Existing Side (North) Elevation
1/4" = 1'-0"



Existing Side (South) Elevation
1/4" = 1'-0"



Existing Front (East) Elevation
1/4" = 1'-0"



TURNSTONE BUILDING
 479 NASHUA STREET
 MILFORD, NH
 APRIL 10, 2025

EXISTING ELEVATIONS



Property Address 479 Nashua Street
Milford, NH 03055



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) 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: Municipal
Location: entrance is in basement
Malfunctions: None
Date of Installation: Unknown
Date of most recent water test: Unknown
Problems with system: None

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: Municipal
Location: Exits back of Building in Basement
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Property Address 479 Nashua Street
Milford, NH 03055

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: *N/A*

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? *N/A*

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.

Property Address 479 Nashua Street
Milford, NH 03055

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: 479 Nashua Street, Milford, NH 03055

Unit Number (if applicable): _____

Town: Milford NH


SELLER

5/4/2020
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

479 Nashua St – Mechanical Equipment

Last Serviced – November 2025 – Eckhardt & Johnson

Mitsubishi condenser

M# MXZ-3A30NA

S# unknown can only read 7190-rest is missing

MFR DATE seems 1-2007, but unable to verify without full serial number, but tracks with the American standard and other Mitsubishi manufacture date

Mitsubishi condenser

M# MUZ-A12NA

S# 7000635T MFR

DATE 2007

Mitsubishi H2i condenser

M# MXZ-2C20NAHZ

S# 53P01654 MFR

DATE 3-2015

American Standard Allegiance 13

M# 2A7A3048A1000AA

S# 7073RRN4F MFR

DATE 2-2007

Indoor units Mitsubishi

M# MSZ-GE12NA

S# 57E21824

M# MSZ-GE06NA

S# 5000602T

M# MSZ-A15NA

S# 7000713

M# MSZ-A15NA

S# 7000721

M# MSZ-A12NA

S# 7000676

Boiler

Weil McLain – 2014 – installed by Ciardelli
M# WM97T
Propane

Rinnai water heaters

M# R94-LSi
S# 07. 10-106446

M# R94-LSi
S# 07. 10-106449

Attic air handler

American Standard
M# 2TEC3F48B1000AA
S# 7335KAJ1V

479 NASHUA ST

Location 479 NASHUA ST

Mblu 32/ 21/ //

Owner 479 REALTY HOLDINGS, LLC

Total Market Value \$330,900

Appraisal \$330,900

PID 1766

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$221,200	\$109,700	\$330,900
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$221,200	\$109,700	\$330,900

Owner of Record

Owner 479 REALTY HOLDINGS, LLC

Sale Price \$210,000

Co-Owner

Certificate

Address 479 NASHUA ST
MILFORD, NH 03055

Book & Page 8806/1449

Sale Date 11/09/2015

Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
479 REALTY HOLDINGS, LLC	\$210,000		8806/1449	03	11/09/2015
RC PROPERTIES OF MILFORD LLC	\$270,000	1	6453/2739	00	07/12/2001
	\$0	2	5197/1115		01/01/1990

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,148
Replacement Cost: \$297,675
Building Percent Good: 70

Replacement Cost

Less Depreciation: \$208,400

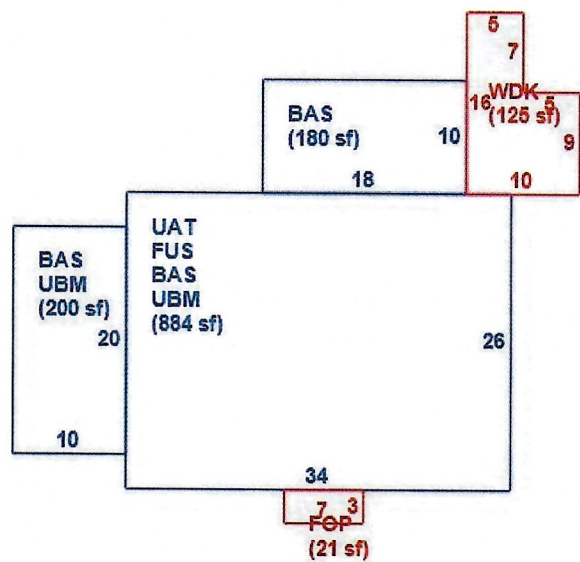
Building Attributes	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Average +20
Stories:	2
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Heat Pump
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
data input	
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/MilfordNHPhotos/A00\00\83\66.jpg>)

Building Layout



([ParcelSketch.ashx?pid=1766&bid=1891](#))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,264	1,264	
FUS	Upper Story, Finished	884	884	
FOP	Porch, Open, Framed	21	0	
UAT	Attic, Unfinished	884	0	
UBM	Basement, Unfinished	1,084	0	
WDK	Deck	125	0	
		4,262	2,148	

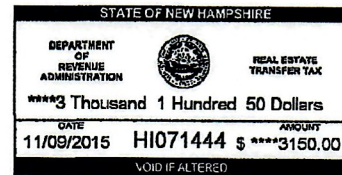
Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	Comment

Camela O'Caughlin



Return to: .
TQuinn
V43



**WARRANTY DEED
(NH RSA 477:27)**

KNOW ALL BY THESE PRESENTS THAT **R.C. Properties Of Milford, LLC**, a New Hampshire Limited Liability Company with a principal place of business at 4155 Clairmont Road Suite #3C, Columbus, OH 43220-4301 ,

FOR CONSIDERATION PAID

grant(s) to **479 Realty Holdings, LLC**, a New Hampshire Limited Liability Company with a principal place of business at 51 Franklin Street, Milford, NH 03055

with WARRANTY COVENANTS,

A certain tract or parcel of land, with the buildings thereon, situate on the westerly side of Nashua Street, in the Town of Milford, County of Hillsborough and State of New Hampshire, being Lot No. 32-21 and Lot 32-23-4 as shown on a plan entitled "Subdivision Plan, Rodney C. Woodman, Inc., Milford, New Hampshire, dated April 3, 1984, Scale 1" = 50', drawn by Thomas F. Moran, Inc." and recorded in the Hillsborough County Registry of Deeds as Plan No. 22362, being more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of the within described premises, said point being the northeasterly corner of the premises; thence

South 72° 33' 33" West a distance of 162.72 feet to a point; thence

North 17° 26' 32" West a distance of 114.98 feet to a point; said point being the northwesterly most corner of the premises; thence

North 85° 11' 47" East a distance of 10.27' to a drill hole set in a stone wall; thence

North 85° 11' 47" East a distance of 30.75' to an iron pipe; thence

North 85° 11' 47" East a distance of 122.02' feet to a drill hole set at the westerly edge of Nashua Street; thence

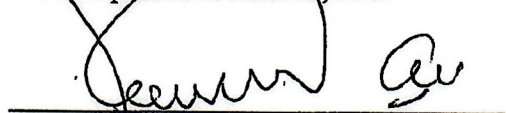
South 19° 43' 42" East, along Nashua Street, a distance of 79.27 feet to a point of beginning.

Meaning and intending to describe and convey the same premises as conveyed to the above grantor by Warranty Deed from Peter F. Wells, Sr. and Sally A. Wells dated July 11, 2001 and recorded in the Hillsborough County Registry of Deeds in Boo, 6453, Page 2739.

This is not the homestead property of the above grantor.


Executed this 9 day of November 2015.

R.C. Properties of Milford, LLC


Richard Gill, Manager

STATE OF New Hampshire
COUNTY OF Hillsborough

This instrument was acknowledged before me on this 9 day of November, 2015, by Richard Gill, as Manager of R.C. Properties of Milford, LLC.


Justice of the Peace/Notary Public
Commission Expires

