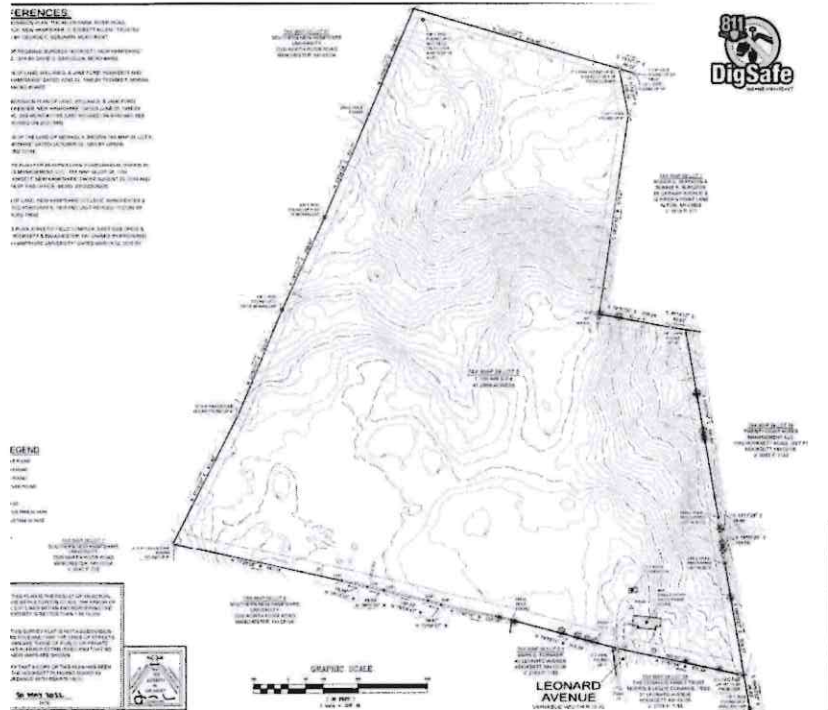


# For Sale

Vacant Land  
45 Leonard Ave  
Hooksett, NH 03106



- Site Acres:** 41 Acres
- Utilities:** Available
- Access:** Via Leonard Avenue
- Zoning:** MUD4
- Topography:** Flat, Rolling, Some steep slopes
- Sale price:** \$1,350,000.00
- Comments:** Rare large parcel development opportunity located just off Rte 3 Hooksett, NH. Two minutes to I93 N/S. Zoned industrial with potential for residential development by variance. Property is not in current use.



## Stebbins Commercial Properties LLC

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
www.stebbinscommercialproperties.com

*The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.*

# For Sale

**Vacant Land**  
**45 Leonard Ave**  
**Hooksett, NH 03106**



## Site Data:

Site Acres:	41 Acres as per plan attached
Type / Use:	As per zoning attached
Subdividable:	Yes
Frontage:	on Leonard Avenue
Zoning:	MUD4
Map & Lot:	0038 / 0005
Book & Page:	3816 / 0679

## Utilities:

Water:	Well
Sewer:	Septic
Power:	Available
Gas:	Propane

## Sale Information:

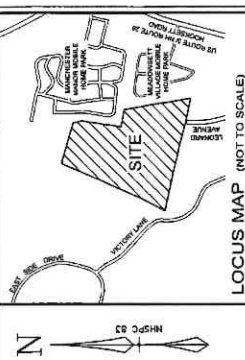
Sale price:	\$1,350,000.00
Taxes:	\$ 7,000.00



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**NOTES:**

- 1) THE SUBJECT PARCELS ARE LOTS ON THE TOWN OF HOOKSETT TAX MAP 38. THE OWNER OF RECORD IS HELEN M. GOLOMB, TRUSTEE OF THE HELEN GOLOMB TRUST, 205 DORCHESTER STREET, NEW HAMPSHIRE, 03041. RECORD V. 314 P. 138.
- 2) THE SUBJECT PARCELS ARE ZONED DISTRICT 4 (MUSH, MINIMUM LOT AREA 10,000 SQ. FT. AND MINIMUM FRONT YARD SETBACK 25 FEET). THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN FEBRUARY AND MARCH OF 2022. J. JOSEPH M. WICKERT, N.H.S. #183, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON.
- 5) THE SUBJECT PARCELS ARE IN FLOOD HAZARD AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 22041C0010E, EFFECTIVE DATE APRIL 19, 2010.
- 6) THE VERTICAL DATUM HAS 1988 AND THE HORIZONTAL DATUM IS NAD83. THE DATUMS WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JANUARY OF 2014. THE CONTOURS SHOWN ARE FIELD MEASUREMENTS AND ARE NOT BASED ON THE DATUMS. THE DATUMS WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JANUARY OF 2014. THE CONTOURS SHOWN ARE FIELD MEASUREMENTS AND ARE NOT BASED ON THE DATUMS. THE DATUMS WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JANUARY OF 2014. THE CONTOURS SHOWN ARE FIELD MEASUREMENTS AND ARE NOT BASED ON THE DATUMS.
- 7) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND PLANS ON FILE AT THE MANCHESTER HIGHWAY DEPARTMENT AND VARIOUS UTILITIES. THE CONTRACTOR SHOULD FIELD VERIFY THE LOCATION AND ACCURACY OF THE UTILITY DATA. NO SALES SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).

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NO.	DATE	DESCRIPTION	BY

**BOUNDARY SURVEY PLAN FOR  
THE HELEN GOLOMB LIVING TRUST  
u/a SEPTEMBER 6, 2013**

TAX MAP 38 LOT 5  
45 LEONARD AVENUE  
HOOKSETT, NEW HAMPSHIRE

DATE: MARCH 24, 2022  
SCALE: 1" = 100'

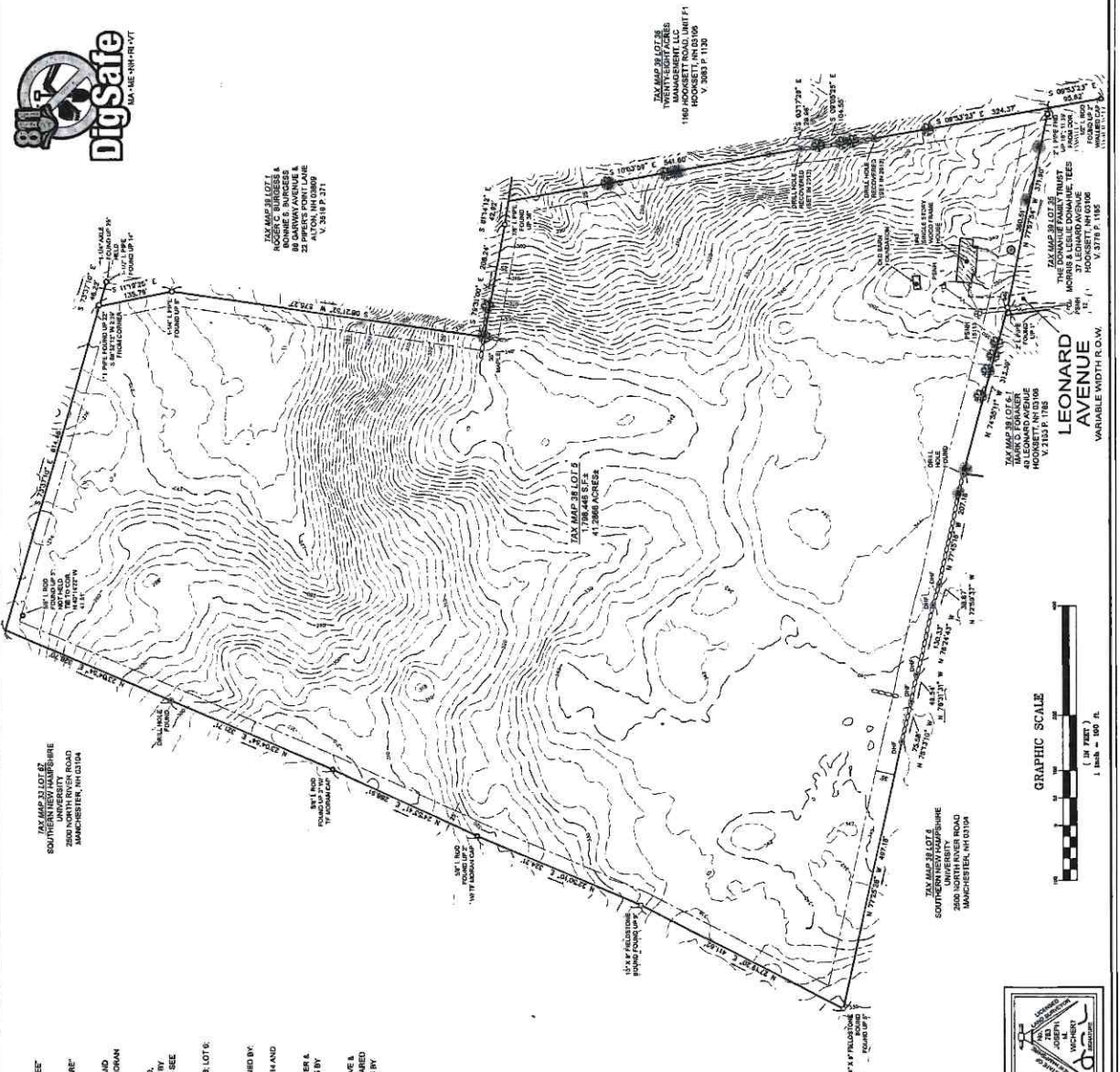
BOUNDARY SURVEY PLAN BY:

802 AMHERST STREET  
MANCHESTER, NH 03104  
TEL: (603) 647-4332 OR 736-8200  
FAX: (603) 623-1910  
WEB: WWW.JMWILLS.COM

**Joseph M. Wickert**  
L.L.C.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET(S) 1 OF 1      F.B. - P. - JOB #2021187



**PLAN REFERENCES:**

- 1) PROPERTY & SUBDIVISION PLAN, THE ALLEN PARK RIVER ROAD, HOOKSETT, NEW HAMPSHIRE, D. EVERETT ALLEN - TRUSTEE DATED 27 SEP. 1977 BY GEORGE C. BRIDMAN, INC'D 05047.
- 2) PLAN OF LAND FOR DONALD BURGESS HOOKSETT, NEW HAMPSHIRE DATED NOVEMBER 12, 1974 BY DAVID C. GARCELON, INC'D 4483.
- 3) SUBDIVISION PLAN OF LAND, WILLIAM G. & JANE FORD, HOOKSETT AND MANCHESTER, NEW HAMPSHIRE DATED JUNE 20, 1981 BY THOMAS F. MORAN INC. SEE INC'D APPROX 040 #1968.
- 4) CORRECTIVE SUBDIVISION PLAN OF LAND, WILLIAM G. & JANE FORD, HOOKSETT AND MANCHESTER, NEW HAMPSHIRE DATED JUNE 20, 1981 BY THOMAS F. MORAN INC. SEE INC'D #11786 LAST REVISED ON 8/15/1980 SEE INC'D #2324 (LAST REVISED ON 3/27/1989)
- 5) SUBDIVISION PLAN OF THE LAND OF MICHAEL A. BROWN TAX MAP 38, LOT 6, HOOKSETT, NEW HAMPSHIRE DATED OCTOBER 28, 1983 BY URBAN ASSOCIATES, INC. INC'D 13148.
- 6) CONDOMINIUM SITE PLAN FOR 28 ACRES LAND CONDOMINIUM OWNED BY TWENTY EIGHT ACRES MANAGEMENT, LLC. TAX MAP 38 LOT 38, 1980 HOOKSETT ROAD, HOOKSETT, NEW HAMPSHIRE DATED AUGUST 20, 2014 AND LAST REVISED 10/26/14 BY THIS OFFICE. INC'D 2015000002.
- 7) BOUNDARY PLAN OF LAND, NEW HAMPSHIRE COLLEGE, MANCHESTER & HOOKSETT, N.H., DATED FEBRUARY 8, 1975 AND LAST REVISED 11/27/85 BY THOMAS F. MORAN, INC'D 18622.
- 8) OVERALL CAMPUS PLAN, THE ETTIC FIELD COMPLEX, EAST SIDE DRIVE & NORTH RIVER ROAD, HOOKSETT & MANCHESTER, NH, OWNED BY PREPARED FOR SOUTHERN NEW HAMPSHIRE UNIVERSITY, DATED MARCH 22, 2018 BY THOMAS F. MORAN.

**SYMBOL LEGEND**

- SPILL WAYS FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- STONE ROD FOUND
- POST
- UTILITY POLE
- UTILITY POLE WITH WIRE
- DISCHARGE FROM WARE
- WALK BOX
- GUY WIRE
- WELL

TAX MAP 38 LOT 7  
SOUTHERN NEW HAMPSHIRE UNIVERSITY  
2500 UNIVERSITY ROAD  
MANCHESTER, NH 03104  
V. 316 P. 75

TAX MAP 38 LOT 5  
HELEN GOLOMB LIVING TRUST  
u/a SEPTEMBER 6, 2013  
45 LEONARD AVENUE  
HOOKSETT, NH 03041  
V. 310 P. 118

TAX MAP 38 LOT 6  
MICHAEL A. BROWN  
160 HOOKSETT ROAD UNIT F1  
HOOKSETT, NH 03041  
V. 308 P. 112

TAX MAP 38 LOT 8  
WILLIAM G. & JANE FORD  
23 PIPERS POINT LANE  
HOOKSETT, NH 03041  
V. 301 P. 271

TAX MAP 38 LOT 5  
ROBERT S. BURGESS & JANE FORD  
23 PIPERS POINT LANE  
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TAX MAP 38 LOT 5  
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V. 301 P. 271

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u/a SEPTEMBER 6, 2013  
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V. 310 P. 118

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# ARTICLE 15

## MIXED USE DISTRICT 4 – MUD4

A building may be erected, altered, or used and a lot may be used or occupied for any of the following purposes and in accordance with the following provisions:

### A. Permitted Uses

1. Retail stores
2. Personal services businesses
3. Business and professional offices
4. Research and/or testing laboratories
5. Hotels and motels
6. Restaurants, exclusive of drive-up
7. Indoor movie theaters
8. Banks
9. Educational facilities
10. Hospitals

### B. Permitted Uses by Special Exception

1. Public utility facilities
2. Industry, non-nuisance (as defined in Article 21)
3. Wireless Communication Facilities (See Article 28)

### C. Lot Area Required

The lot area shall not be less than 87,120 square feet for each use and the frontage of such lots shall not be less than two hundred (200) feet.

### D. Yards Required

1. There shall be a front yard on each lot, which shall be not less than thirty-five (35) feet in depth measured from the edge of the public right-of-way to the foundation of the structure.
2. Each side yard shall be not less than twenty-five (25) feet measured from the adjoining lot line to the foundation of the structure.
3. There shall be a rear yard on each lot the depth of which shall not be less than twenty (20) feet measured from the adjoining lot line to the foundation of the structure.
4. On each corner lot there shall be a front yard, which shall be no less than thirty-five (35) feet in depth measured from the edge of the street right-of-way to the foundation of the structure, exclusive of steps, on each frontage of the lot along any public highway, or on any private street which is shown on an approved Subdivision Plan or which provides access to other properties;

- a) for a lot fronting two streets, there shall be two (2) such front yards, and two side yards;
- b) for a lot fronting on three streets, there shall be three (3) such front yards and one side yard;
- c) for a lot fronting on four streets, there shall be four (4) such front yards; and
- d) similar for more complex lots.

**E. Percentage of Lot Coverage**

See *Development Regulations*. (Amended 5/13/08)

**F. Parking**

When applicable, the provisions of *Article 17* shall apply.

**G. Buffer Zone**

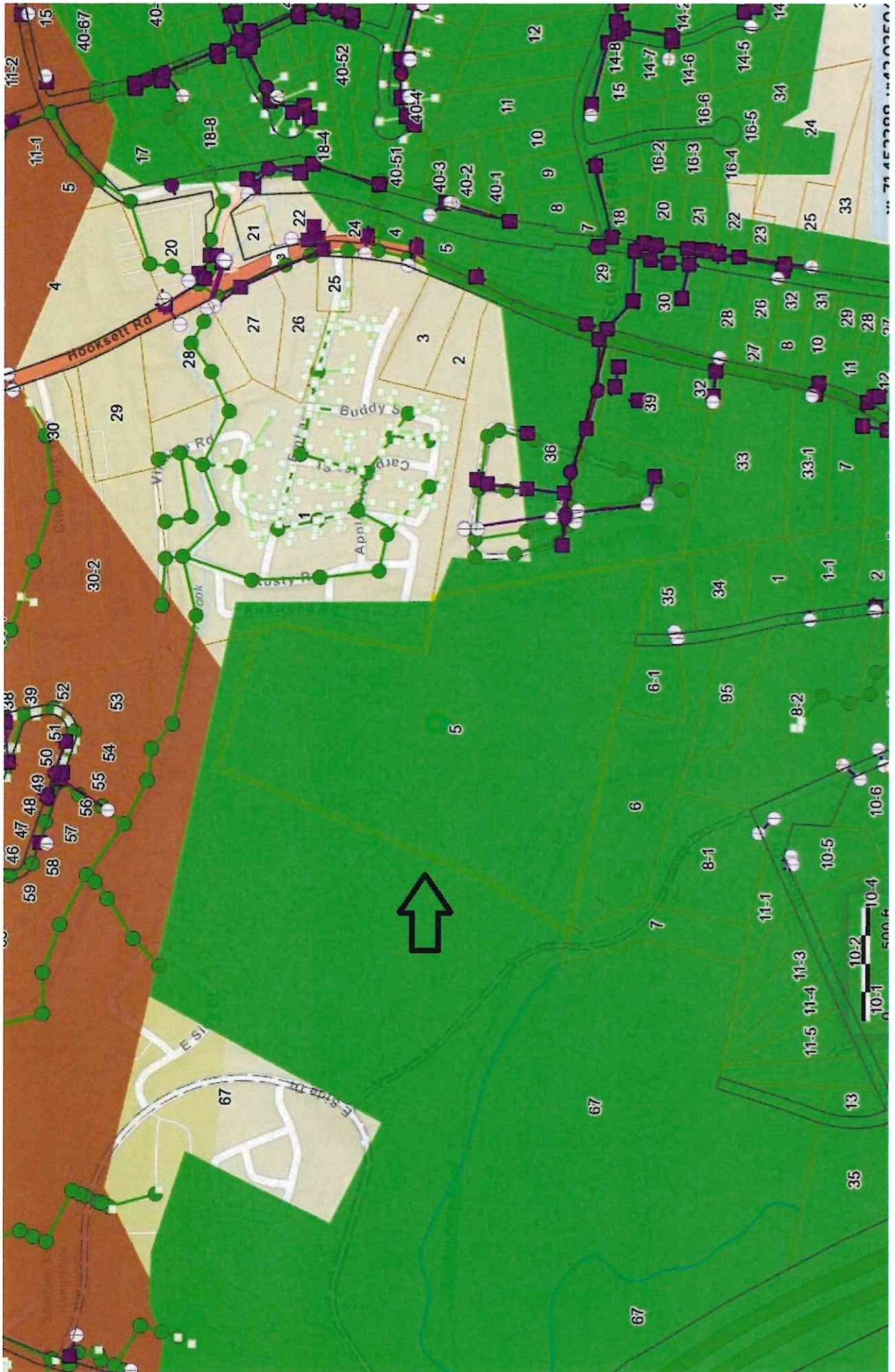
Whenever a commercial or industrial use abuts a residential use, zone or district, a buffer zone shall be provided subject to the approval of the Planning Board. Please see *Article 22, Definitions*, for details. (Amended 5/8/12)

**H. Height**

Building height shall not exceed thirty-five (35) feet when a Hooksett Fire Department ladder truck is unavailable. If a Hooksett Fire Department ladder truck is available, no building shall exceed seventy-five (75) feet in height. (Amended 5/8/01)

**I. Article 3, General Provisions**, shall apply, when applicable.

(End of Article 15)



- + TIF DISTRICTS Map
- Utilities Map
  - Drainage Map
    - + Drainage Structures - 2011
    - Drainage Pipes - 2011
  - Sewer Map
    - + Clean Out
    - + Junctions
    - + Manhole
    - + Pump Station
    - + Treatment Plant
    - Force Main
    - Gravity Main
    - Service
  - WaterServiceAreas
    - Hooksett Village Water Precinct
    - Manchester Water Works
    - Pembroke Water Works
- + Wellhead Protection Area Map
- + Roads Map
- + Street Light Map

Return to:  
Mesmer & Deleault, PLLC  
41 Brook Street  
Manchester, NH 03104

### CORRECTIVE FIDUCIARY DEED

Know all men by these presents that I, FRANK B. MESMER, JR., ESQ., with a mailing address of 41 Brook Street, Manchester, NH 03104, as TRUSTEE OF THE HELEN GOLOMB LIVING TRUST U/A SEPTEMBER 6, 2013,

For no consideration paid grant to HOLY TRINITY POLISH NATIONAL CATHOLIC CHURCH, with a mailing address of 166 Pearl Street, Manchester, NH 03104,

With FIDUCIARY COVENANTS

All right, title and interest to a certain tract of land with the buildings thereon situate in Hooksett, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at the Southeast corner of said lot at an iron pipe found; thence traveling N 77° 57' 54" W for a distance of 371.90 feet along land currently owned by the Donahue Family Trust to an iron pipe found; thence continuing N 77° 55' 11" W for a distance of 313.39 feet along land currently owned by Mark D. Foraker to a drill hole found in a stone wall; thence continuing N 77° 45' 16" W for a distance of 207.18 feet along land currently owned by Southern New Hampshire University to a drill hole found; thence traveling N 72° 59' 37" W for a distance of 38.67 feet to a drill hole found; thence traveling N 76° 24' 43" W for a distance of 130.33 feet to a drill hole found; thence traveling N 78° 31' 31" W for a distance of 49.54 feet to a drill hole found; thence traveling N 76° 13' 10" W for a distance of 75.58 to a drill hole found at the end of the stone wall along land of Southern New Hampshire University; thence traveling N 77° 25' 28" W for a distance of 497.18 feet to a fieldstone bound; thence turning and traveling N 27° 19' 20" E for a distance of 411.62 feet to a fieldstone bound; thence traveling N 22° 50' 10" E for a distance of 324.21 feet to an iron rod with a cap; thence traveling N 24° 53' 41" E for a distance of 288.91 feet to an iron rod with a cap; thence traveling N 23° 04' 54" E for a distance of 321.71 feet to a drill hole found; thence continuing N 23° 04' 54" E for a distance of 328.70 feet to an iron rod found;

land currently owned by Roger & Bonnie Burgess to a deciduous tree with wire; thence turning and traveling S 79° 31' 00" E for a distance of 208.24 feet to an iron pipe found; thence traveling S 18° 14' 12" E for a distance of 42.92 feet; thence turning and traveling S 10° 03' 59" E for a distance of 541.60 feet along land currently owned by Twenty-Eight Acres Management, LLC to a drill hole recovered; thence traveling S 03° 17' 28" E for a distance of 29.96 feet to a deciduous tree with wire; thence traveling S 09° 05' 25" E for 104.55 feet to a drill hole recovered; thence traveling S 09° 53' 23" E for a distance of 324.37 feet to the point of beginning.


Estimated to contained about 41.2866 acres as depicted on the Boundary Survey Plan for The Helen Golomb Living Trust prepared by Joseph M. Wichert LLS, Inc. dated March 24, 2022 and recorded at the Merrimack County Registry of Deeds as Plan 202200012163.


Meaning and intending to convey the premises conveyed to The Helen Golomb Living Trust by the Joint Revocable Trust Agreement of Frank R. Golomb and Helen M. Golomb u/a July 22, 1993 by Fiduciary Deed recorded in the Merrimack County Registry of Deeds at Book 3416, Page 1393 while making adjustments for accuracy as determined by the Plan.

This deed corrects the inadvertent filing of a deed with the old description December 30, 2022, Book 3815, Page 2531.

The undersigned trustee is the sole Trustee of the Helen Golomb Living Trust and thereto has full and absolute power in said trust agreement to convey an interest in real estate and improvements thereon held in said trust and no purchasers or third party shall be bound to inquire whether the trustee has said power or is property exercising said power or to see to the application of any trust asset paid to the trustee for the conveyance thereof.

Dated this 30<sup>th</sup> day of December 2022.

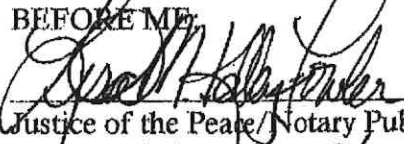
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Frank B. Mesmer, Jr., Esq., Trustee of the  
Helen Golomb Living Trust

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 30th day of December 2022, before me, the undersigned officer, personally appeared Frank B. Mesmer, Jr., Esq., Trustee of the Helen Golomb Living Trust, who executed the foregoing instrument for the purpose contained therein.



BEFORE ME:  
  
Justice of the Peace/Notary Public  
My commission expires: 9/29/26