



PROLMAN
REALTY, INC.

NAINorwood Group

For Sale

**57 Factory Street
Nashua, NH 03060**

**Former Rambling House Restaurant
4,393+/- Square Feet**

**Seasonable Roof Top Deck
1,285+/- Square Foot**

**Situated on
.066+/- Acres**

Exclusively Offered By:

**Prolman Realty, Inc.
&
The Norwood Group**

Contacts:

Mark Prolman

Joe Robinson

Table of Contents

- ❖ General Information

- ❖ Fixtures, Furniture and Equipment List (available upon request)

- ❖ Exterior & Interior Building Photos

- ❖ Floor Plans

- ❖ Site Plan

- ❖ Warranty Deed



General Information

Property Location:	57 Factory Street Nashua, New Hampshire
Property Type:	148 Seat Fully Equipped Restaurant with 114 person Roof Top Assembly
Deed Reference:	Book 8743 Page 1802 Recorded at the Hillsborough County Registry of Deeds on April 17, 2015
Map/Lot:	78-17
Zoning:	D1MU
Building Area:	4,393+/- Square Feet on two levels
Outdoor Rooftop Deck	1,285+/- Square Feet
Land Area:	.066+/- acres
Parking:	Municipal – Ample Street parking
High Street Parking Garage: (Located directly in front of the bldg.)	304 parking spaces
Building Construction:	Masonry and Timber Framed with building completely reconstructed for Rambling House in 2022
Interior Seating:	
Tap Room (109) Permit No. 25-537.PA-PM	90 – Tables & Chairs 19 – Bar
Dining Room/Front Balcony (39) Permit No. 25-535.PA-PM	30 – Dining Room 9 – Front Balcony
Outdoor Assembly:	
Roof Top Deck Permit No. 25-534.PA-PM	68
Rear Deck Permit No. 25-536.PA-PM	46



Interior Restaurant & Roof Top Deck:

Fixtures, Furniture and Equipment

FFE list available upon request

HVAC:

Samsung VRF System (4 zones)

RTU AM1689HXVAFR2AA
a. Cooling 160,000 BTU
b. Heating 180,000 BTU

4 12-ton Ceiling Cassettes AM012KN4DCH
1 24-ton Ceiling Unit AM024FNCDCH
1 9-ton Wall Unit AM09MNVDCDCH

York Ducted System (1 zone)

5-ton Rooftop Unit ZJ061N12D2D5LAA1A2

Electrical:

Eversource, 800 Amp 3-Phase

Natural Gas:

Liberty Utilities, 2" low pressure service

Water:

Pennichuck, 1" meter

Hot Water

Twin Rinnai Commercial Tankless water heaters (CU199in)

Sewer:

Municipal, 4" Outlet

Fire Alarm System:

Notifier by Honeywell (NFW-100x)

Sprinkler System:

Wet

Bathrooms:

3 single (2 ADA compliant)

Contemplated Condominium:

Seller shall provide all Condominium Documentation for ownership of the first and second floors prior to closing.

Real Estate Taxes (2025):

\$9,310.36

Price:

\$1,499,000.00

Contact:

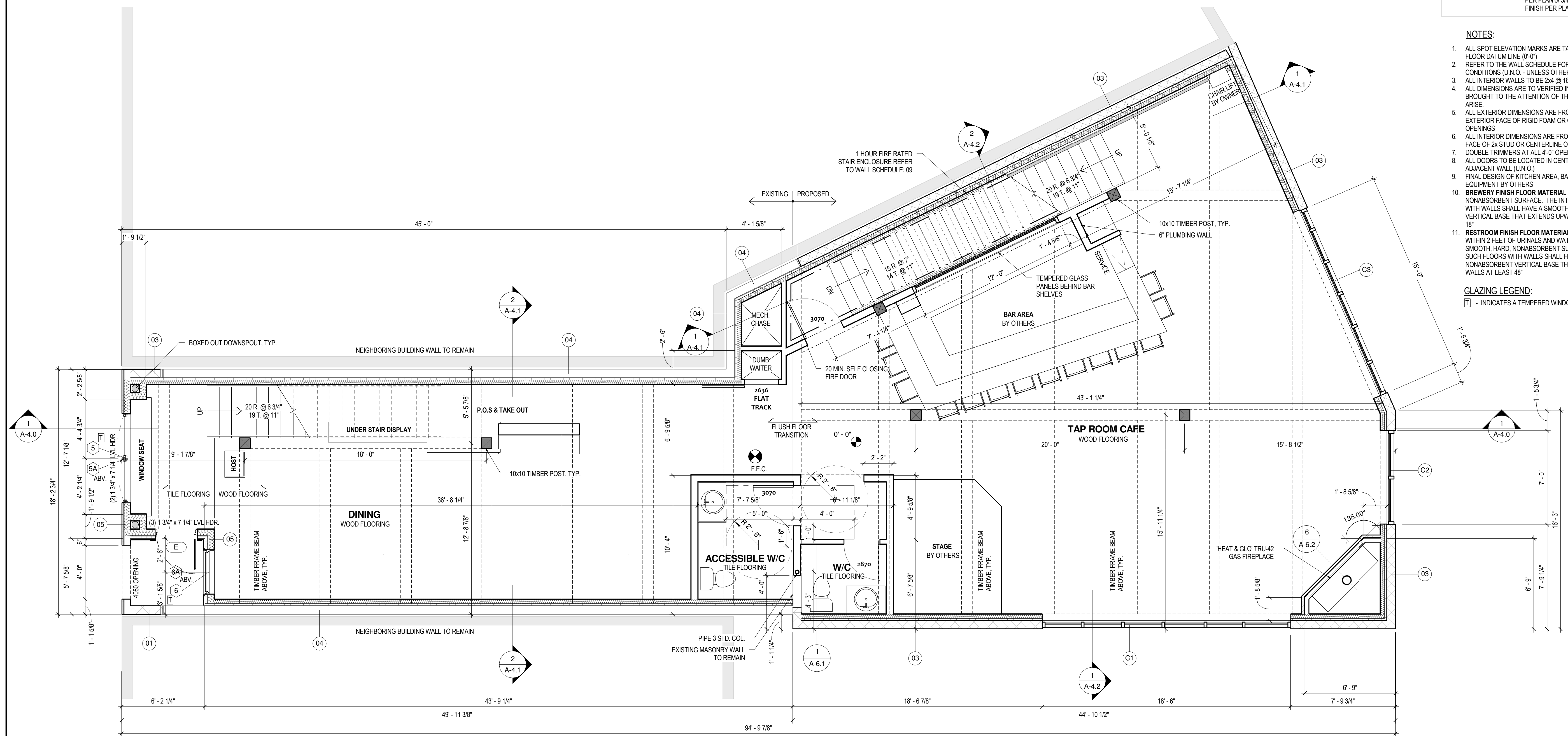
Mark Prolman (603) 494-1175
Joe Robinson (603) 714-4019

The foregoing Information has been provided to Prolman Realty, Inc. and The Norwood Group by the Seller. While we don't doubt its accuracy, we recommend verification during due diligence.









WALL SCHEDULE:

01	NEW CMU BLOCK MASONRY
02	EXISTING CMU BLOCK MASONRY
03	1/2" GYP BRD. o/ 2x4 STUD WALL w/ DENSE PACK CELLULOSE o/ 2" POLYSTYRENE RIGID INSULATION o/ NEW CMU BLOCK
04	1/2" GYP BRD. o/ 2x4 STUD WALL w/ DENSE PACK CELLULOSE o/ 2" POLYSTYRENE RIGID INSULATION o/ EXISTING CMU BLOCK
05	1/2" GYP BRD. o/ 2x6 STUD WALL w/ DENSE PACK CELLULOSE o/ 7/16" SHEATHING o/ 2" POLYSTYRENE RIGID INSULATION o/ W.R.B. PER PLAN o/ 3/4" FURRING STRIPS o/ EXT. FINISH PER PLAN
06	1/2" GYP BRD. o/ 2x PARTITION WALL o/ 1/2" GYP BRD.
07	1/2" FRP PANELS o/ 4" POLYSTYRENE RIGID INSULATION o/ EXISTING CMU BLOCK
08	1/2" FRP PANELS o/ 4" POLYSTYRENE RIGID INSULATION o/ 2x6 PARTITION WALL w/ DENSE PACK CELLULOSE o/ 1/2" GYP BRD.
09	1 HR. FIRE RATED PARTITION WALL: IN ACCORDANCE WITH 2009 IBC, SECTION 709.4.1.6 (1) OR (2), 1014 2x4 STUDS @ 24" O.C. w/ 5/8" TYPE 'X' GYP BRD. EACH SIDE (2) TWO LAYERS 5/8" TYPE 'X' GYP BRD. ON CEILING/ 20 MIN. FIRE DOORS / TEMPERED GLAZING
10	1/2" GYP BRD. o/ 2x6 STUD WALL o/ 7/16" SHEATHING o/ W.R.B. PER PLAN o/ 3/4" FURRING STRIPS o/ EXT. FINISH PER PLAN
11	1/2" GYP BRD. o/ 2x6 STUD WALL o/ 7/16" SHEATHING o/ W.R.B. PER PLAN o/ 3/4" FURRING STRIPS o/ EXT. FINISH PER PLAN

- NOTES:**
- ALL SPOT ELEVATION MARKS ARE TAKEN FROM T/ MAIN LEVEL SUB-FLOOR DATUM LINE (0'-0")
 - REFER TO THE WALL SCHEDULE FOR ALL EXTERIOR & INTERIOR WALL CONDITIONS (U.N.O. - UNLESS OTHERWISE NOTED)
 - ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
 - ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD BY BUILDER AND BROUGHT TO THE ATTENTION OF THE ARCHITECT IF DIFFERENCES ARISE
 - ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF MASONRY, EXTERIOR FACE OF RIGID FOAM OR CENTERLINE OF WDW/DR OPENINGS
 - ALL INTERIOR DIMENSIONS ARE FROM INTERIOR FACE OF MASONRY, FACE OF 2x STUD OR CENTERLINE OF STRUCTURAL MEMBER
 - DOUBLE TRIMMERS AT ALL 4'-0" OPENINGS AND LARGER
 - ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (U.N.O.)
 - FINAL DESIGN OF KITCHEN AREA, BAR AREA AND BREWERY EQUIPMENT BY OTHERS
 - BREWERY FINISH FLOOR MATERIAL SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 18"
 - RESTROOM FINISH FLOOR MATERIAL AND WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 48"

GLAZING LEGEND:
 [T] - INDICATES A TEMPERED WINDOW

1 MAIN LEVEL PLAN
 A-1.4 1/4" = 1'-0"

PERMIT SET (FOR CONSTRUCTION)



NEW ENERGY WORKS
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 402 NE Downtown Ave.
 Portland, ME 04101
 p. 603.779.4800 | f. 603.779.9944

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NO.	REVISION INFORMATION	DATE

CLIENT INFORMATION

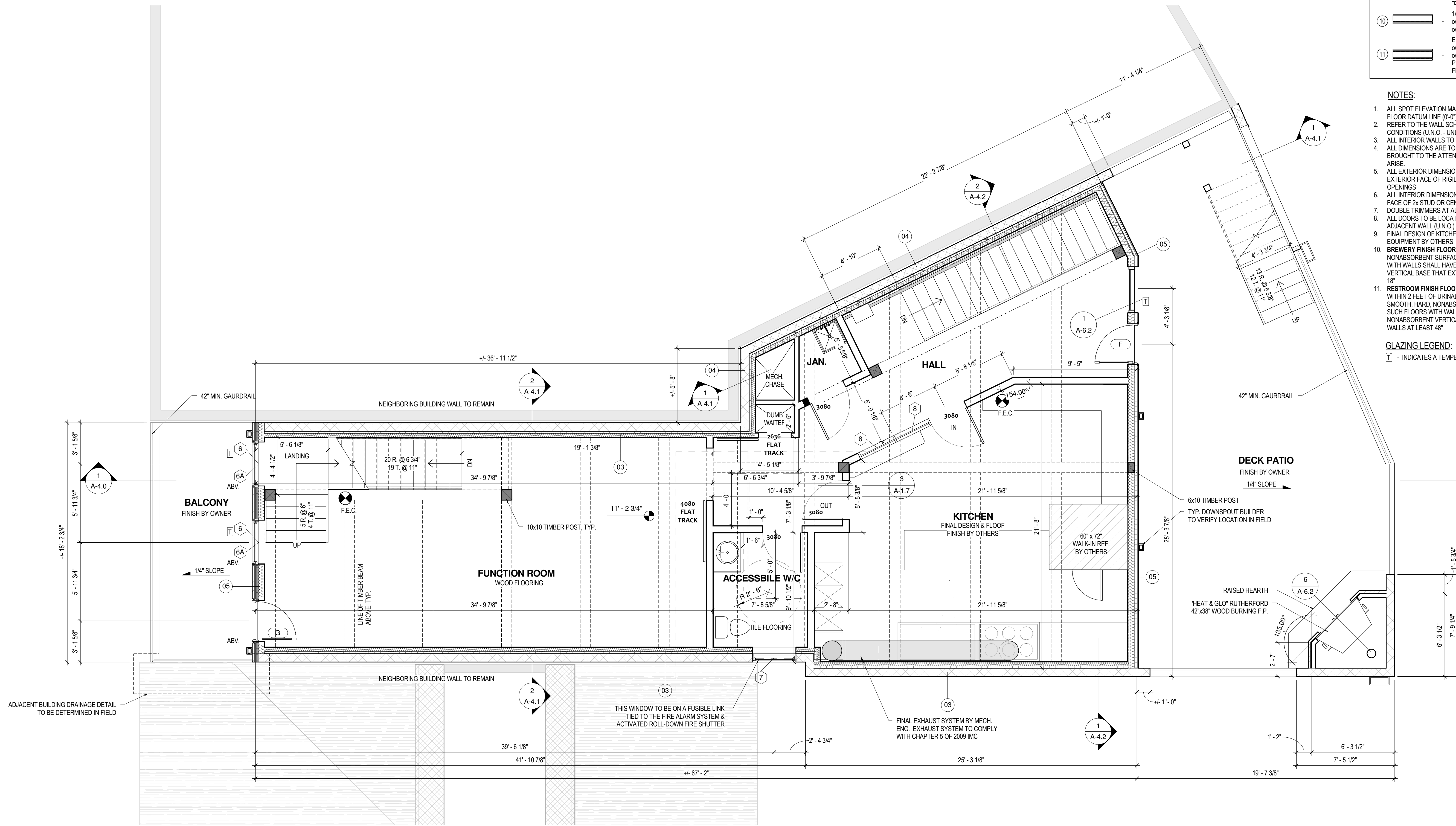
57 Factory Street (ADJUSTED)
 DENIS GLEESON
 57 Factory Street, Nashua, NH 03062

DRAWING INFORMATION

MAIN LEVEL FLOOR PLAN
 DRAWN BY: Author
 CHECKED BY: Checker
 ISSUE DATE: 11/15/2017

PROJECT - DRAWING NUMBER
16-D-793

A-1.4



WALL SCHEDULE:

01	NEW CMU BLOCK MASONRY
02	EXISTING CMU BLOCK MASONRY
03	12" GYP. BRD. of 2x4 STUD WALL w/ DENSE PACK CELLULOSE of 2" POLYSTYRENE RIGID INSULATION of NEW CMU BLOCK
04	12" GYP. BRD. of 2x4 STUD WALL w/ DENSE PACK CELLULOSE of 2" POLYSTYRENE RIGID INSULATION of EXISTING CMU BLOCK
05	12" GYP. BRD. of 2x6 STUD WALL w/ DENSE PACK CELLULOSE of 7/16" SHEATHING of 2" POLYSTYRENE RIGID INSULATION of W.R.B. PER PLAN of 3/4" FURRING STRIPS of EXT. FINISH PER PLAN
06	12" GYP. BRD. of 2x PARTITION WALL of 12" GYP. BRD.
07	12" FRP PANELS of 4" POLYSTYRENE RIGID INSULATION of EXISTING CMU BLOCK
08	12" FRP PANELS of 4" POLYSTYRENE RIGID INSULATION of 2x6 PARTITION WALL w/ DENSE PACK CELLULOSE of 12" GYP. BRD.
09	1 HR. FIRE RATED PARTITION WALL: IN ACCORDANCE WITH 2009 IBC, SECTION 709.4.1.5 (UL Des. 1035, U134) 2x4 STUDS @ 24" O.C. w/ 5/8" TYPE X GYP. BRD. EACH SIDE (3) TWO LAYERS of TYPE X GYP. BRD. ON CEILING/20 MIN. FIRE DOORS / TEMPERED GLAZING
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GLAZING LEGEND:
 [T] - INDICATES A TEMPERED WINDOW

1 UPPER LEVEL FLOOR PLAN
 A-1.6 1/4" = 1'-0"

PERMIT SET (FOR CONSTRUCTION)



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 Hillsborough, NH
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NO.	BY	DATE	REVISION INFORMATION

CLIENT INFORMATION

57 Factory Street (ADJUSTED)
 DENIS GLEESON
 57 Factory Street, Nashua, NH 03062

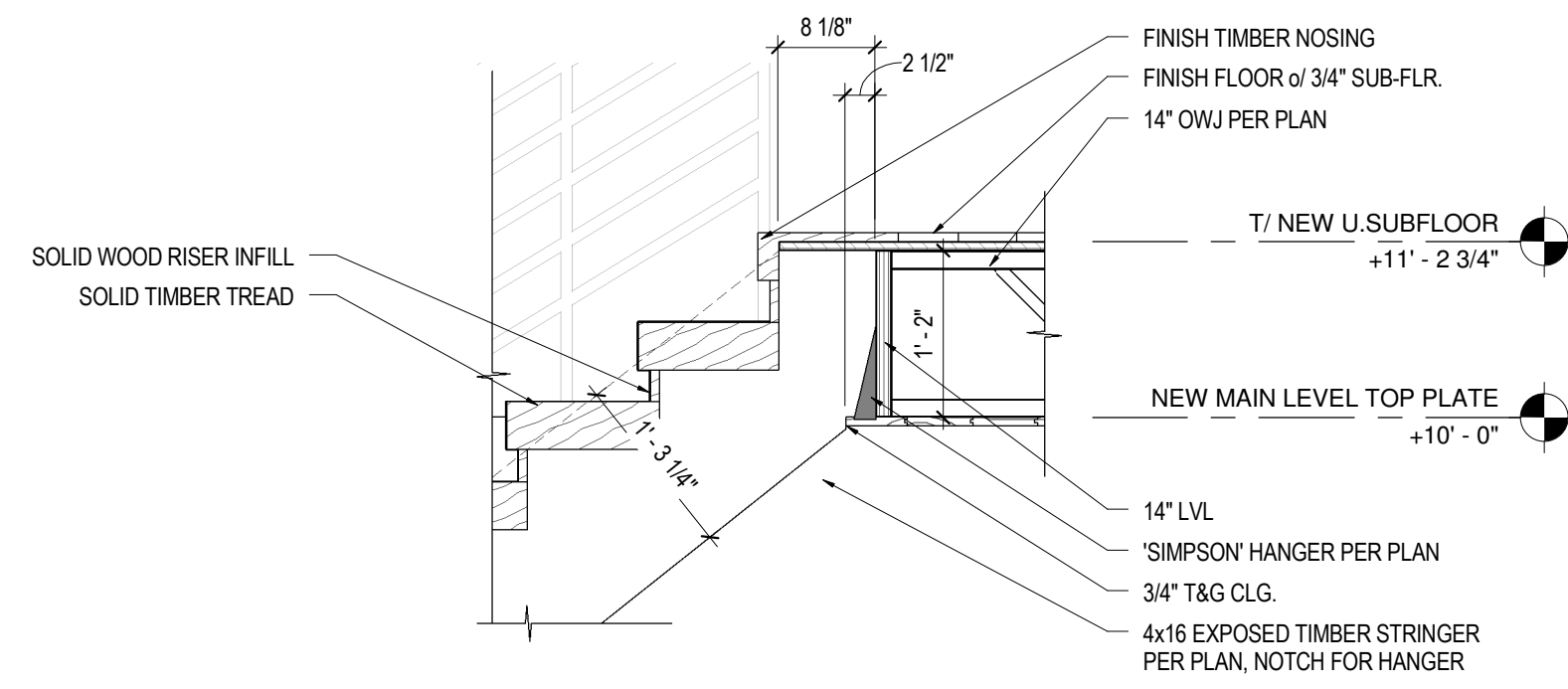
DRAWING INFORMATION

UPPER LEVEL FLOOR PLAN
 ISSUE DATE: **11/15/2017**
 DRAWN BY: Author
 REVIEWED BY: Checker

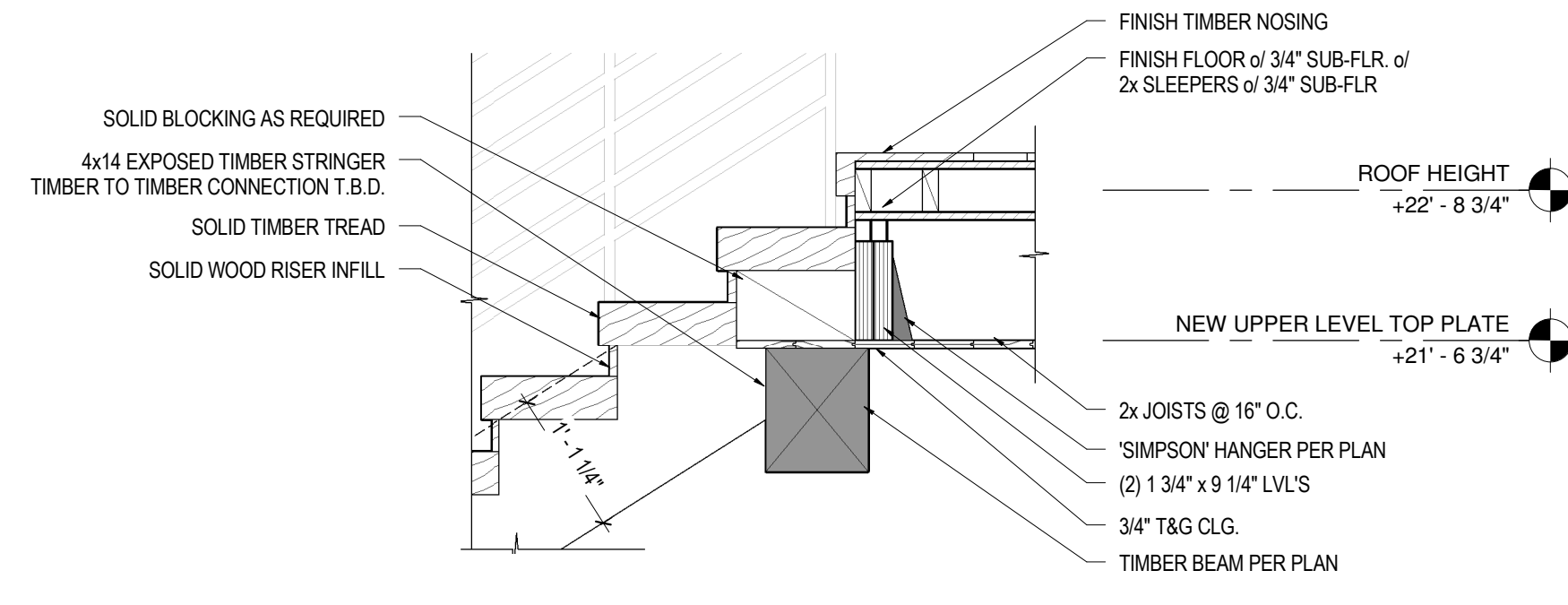
PROJECT - DRAWING NUMBER
16-D-793

A-1.6

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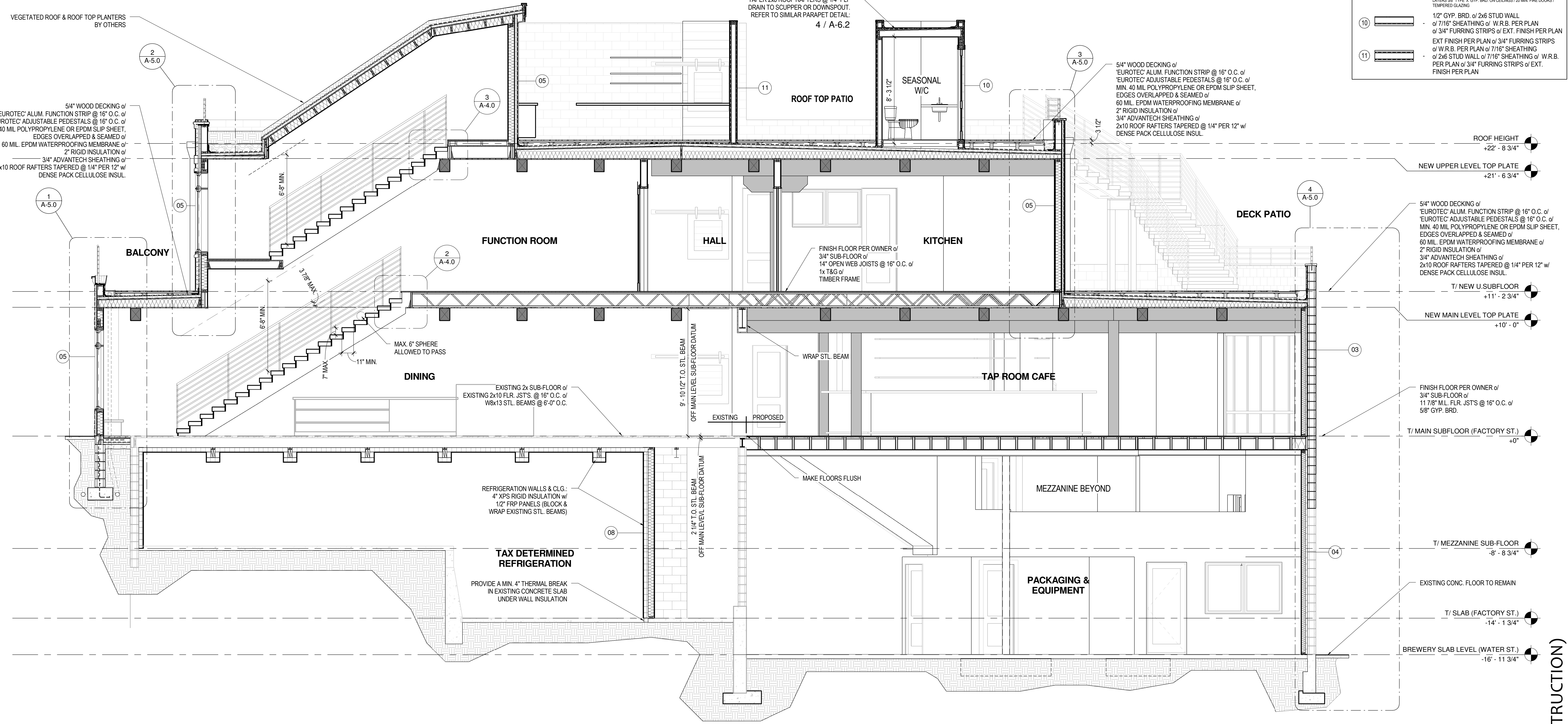
2 STAIR DETAIL 1
A-4.0 3/4" = 1'-0"



3 STAIR DETAIL 2
A-4.0 3/4" = 1'-0"

WALL SCHEDULE:

01	NEW CMU BLOCK MASONRY
02	EXISTING CMU BLOCK MASONRY
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1 Section 1
A-4.0 1/4" = 1'-0"

REVISION INFORMATION

NO.	DATE	BY

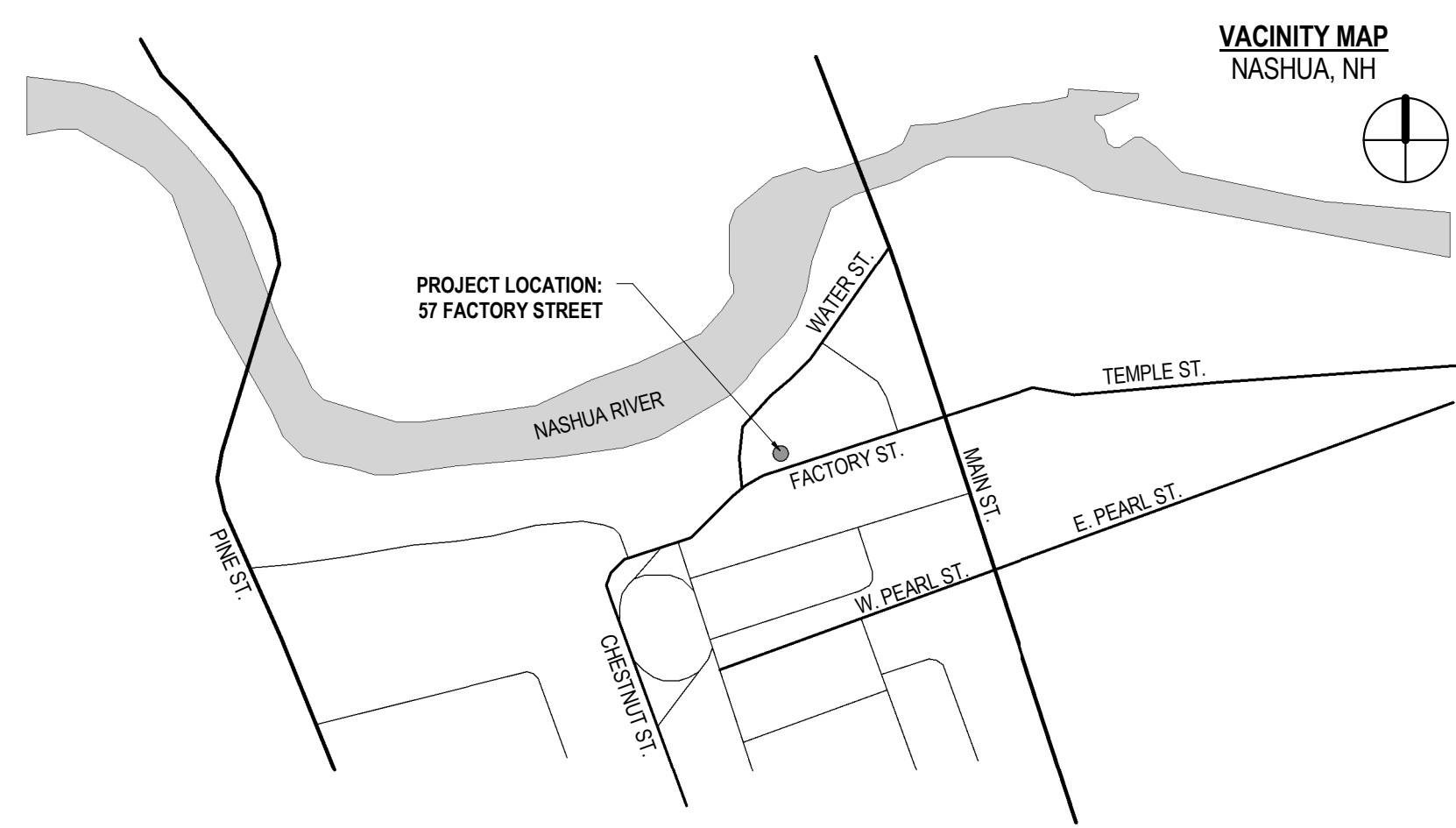
CLIENT INFORMATION

57 Factory Street (ADJUSTED)
DENIS GLEESON
57 Factory Street, Nashua, NH 03062

DRAWING INFORMATION

BUILDING SECTIONS
ISSUE DATE: 11/15/2017
DRAWN BY: Author
REVIEWED BY: Checker
PROJECT - DRAWING NUMBER
16-D-793
A-4.0


PERMIT SET (FOR CONSTRUCTION)



2 **SITE PLAN**
A-0.2 1" = 10'-0"

- GENERAL NOTES:**
1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 2. ALL CONSTRUCTION TO BE LOCATED WITHIN BUILDABLE ENVELOPE WITH RESPECT TO ALL APPLICABLE SETBACKS INCLUDING, BUT NOT LIMITED TO, SIDE, FRONT & REARYARD SETBACKS.
 3. ALL SEPTIC, DRIVEWAY, UTILITY, AUXILIARY STRUCTURES & CONSTRUCTION SHALL BE PER MUNICIPAL ZONING & ADOPTED BUILDING CODE AND/OR JURISDICTIONAL REGULATIONS AS DETERMINED IN FIELD BY OWNER / CONTRACTOR.

PERMIT SET (FOR CONSTRUCTION)



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Nashua, NH 03062
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NO.	REVISION INFORMATION	BY	DATE

VACINITY MAP
NASHUA, NH

DRAWING INFORMATION

CONCEPTUAL SITE PLAN

ISSUE DATE: **11/15/2017**

DRAWN BY: _____ AUTHOR: _____

REVIEWED BY: _____ CHECKER: _____

CLIENT INFORMATION

57 Factory Street (ADJUSTED)

DENIS GLEESON

57 Factory Street, Nashua, NH 03062

WET SEAL & DATE

DRAWING INFORMATION

PROJECT - DRAWING NUMBER

16-D-793

A-0.2

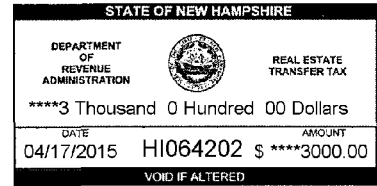
© 2017 New Energy Works 57 Factory Street, Nashua, NH 03062

Camela D Coughlin

C/H
L-CHIP
HIA304492

Return to:

SMITH - WISS
#591



WARRANTY DEED

WAFNTI Properties, LLC, a New Hampshire limited liability company with a principal place of business at 21 Rocky Ridge Road, Windham, New Hampshire 03087, for consideration paid, grants to **57 Factory Street, LLC**, a New Hampshire limited liability company with a principal place of business at 10 Groton Road, Nashua, New Hampshire 03062, with **WARRANTY COVENANTS**, the following described premises located at 57 Factory Street, Nashua, Hillsborough County, New Hampshire:

A certain tract or parcel of land, together with the buildings and improvements thereon, situate on Factory and Water Streets in Nashua, Hillsborough County, New Hampshire, bounded and described as follows:

Beginning at the southeasterly corner of the within described premises at land now or formerly of the Nashua Housing Authority and on the northerly line of Factory Street; thence running

(1) Northerly by land of the Nashua Housing Authority forty-six (46) feet, more or less, to the southwesterly comer of the proposed truck loading zone; thence

(2) Easterly seven (7) feet by land of said Nashua Housing Authority to the center of said proposed truck loading zone; thence

(3) Northerly forty-five (45) feet by the center of said proposed truck loading zone to the southerly line of Water Street as re-located; thence

(4) Westerly by the southerly line of said re-located Water Street seven (7) feet to the project boundary of Nashua Housing Authority; thence continuing

(5) Westerly seventeen (17) feet, more or less, by said re-located line of Water Street; thence

(6) Southwesterly twenty-nine (29) feet, more or less, by the old line of Water Street; thence

(7) Southeasterly forty-two and 46/100ths (42.46) feet by land now or formerly of C.H. Avery; thence

(8) Easterly five and 55/100ths (5.55) feet, more or less, by said Avery land; thence

(9) Southerly forty-five and 33/100ths (45.33) feet, more or less, by said Avery land; thence

(10) Easterly eighteen and 1/10th (18.1) feet, more or less, by the northerly line of Factory Street to the place of beginning.

Together with the right to use the easterly half of the proposed loading zone for the purpose of loading and unloading supplies and materials.

Subject to the right of the Nashua Housing Authority, its successors and assigns, to travel over and across the Westerly half of the proposed truck loading zone for the purpose of loading and unloading supplies and materials.

Subject also to the right of Nashua Housing Authority, its successors and assigns, to attach a common party wall on the easterly side of the building along the first course set forth in the above description.

Meaning and intending to convey the premises described in a Foreclosure Deed under Power of Sale to the grantor dated November 12, 2013, and recorded with said Registry of Deeds at Book 8620, Page 2957.

The above premises are not subject to homestead interest.

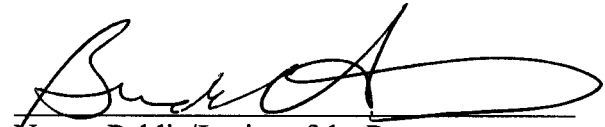
IN WITNESS WHEREOF, WAFNTI Properties, LLC has caused this instrument to be duly executed this 17 day of April, 2015.

WAFNTI Properties, LLC

By: 
Matthew C. Gaudio, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17 day of April, 2015, by Matthew C. Gaudio, in his capacity as Manager of WAFNTI Properties, LLC, a New Hampshire limited liability company, on behalf of the company.



Notary Public/Justice of the Peace
My Commission Expires:

