



**FREESTANDING  
BUILDING -  
ROUTE 125  
EPPING, NH**

**FOR SALE**

**275 CALEF HIGHWAY,  
EPPING, NH 03042**

**3,180 +/- SF Available**

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# PROPERTY INFORMATION



**275 Calef Highway, Epping, NH 03042**

**3,180 +/- SF Available For Sale**

**\$725,000**

## DESCRIPTION:

An excellent opportunity to acquire a versatile, high-exposure stand along commercial building in Epping's fast-growing trade corridor. 275 Calef Highway sits on  $\pm 1.16$  acres with approximately 275 feet of frontage along busy Route 125, just minutes from Route 101 (Exit 7) and I-95, offering exceptional visibility and accessibility.

The  $\pm 3,100$  SF free-standing building features a flexible layout with retail and workshop areas, a garage bay and roll-up door and dedicated workspace plus second-floor office and storage space ideal for operations, administration, or creative use. Currently operating as a specialty retail business selling gemstones, beads, and jewelry-making supplies, the property is well-suited for a variety of owner-operators or investors seeking a ready-to-use commercial space and or a turn-key operation.

Zoned for both Residential and Commercial use, the property offers flexibility for mixed-use or redevelopment opportunities. It features private water and septic systems, with town services available at the street for future connection.

With solid market fundamentals, a highly visible location, and strong area growth, 275 Calef Highway presents a rare opportunity for an owner-user or investor to establish or expand their business in one of southern New Hampshire's growing commercial corridors.

## PROPERTY FEATURES:

- **High Traffic Counts:**  $\pm 21,000$  VPD (2015) on Route 125 ensures maximum exposure.
- **Proximity to Major Retailers:** Close to Brickyard Square, Walmart Supercenter, Lowe's, Market Basket, and other national brands.
- **Prime Accessibility:** Minutes from Route 101 and regional population centers across southern NH and coastal Maine.
- **Growing Trade Area:** Epping is among New Hampshire's fastest-growing commercial markets.
- **Zoning Flexibility:** Highway Commercial zoning supports retail, professional, light industrial, or mixed-use development.

# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	5,069	19,089	105,296
Households	2,020	7,241	40,323
Families	1,424	5,270	27,251
Avg HH Size	2.46	2.58	2.43
Median Age	43.7	44.3	41.6
Median HH Income	\$113,066	\$125,193	\$114,105
Avg HH Income	\$147,218	\$154,541	\$144,579

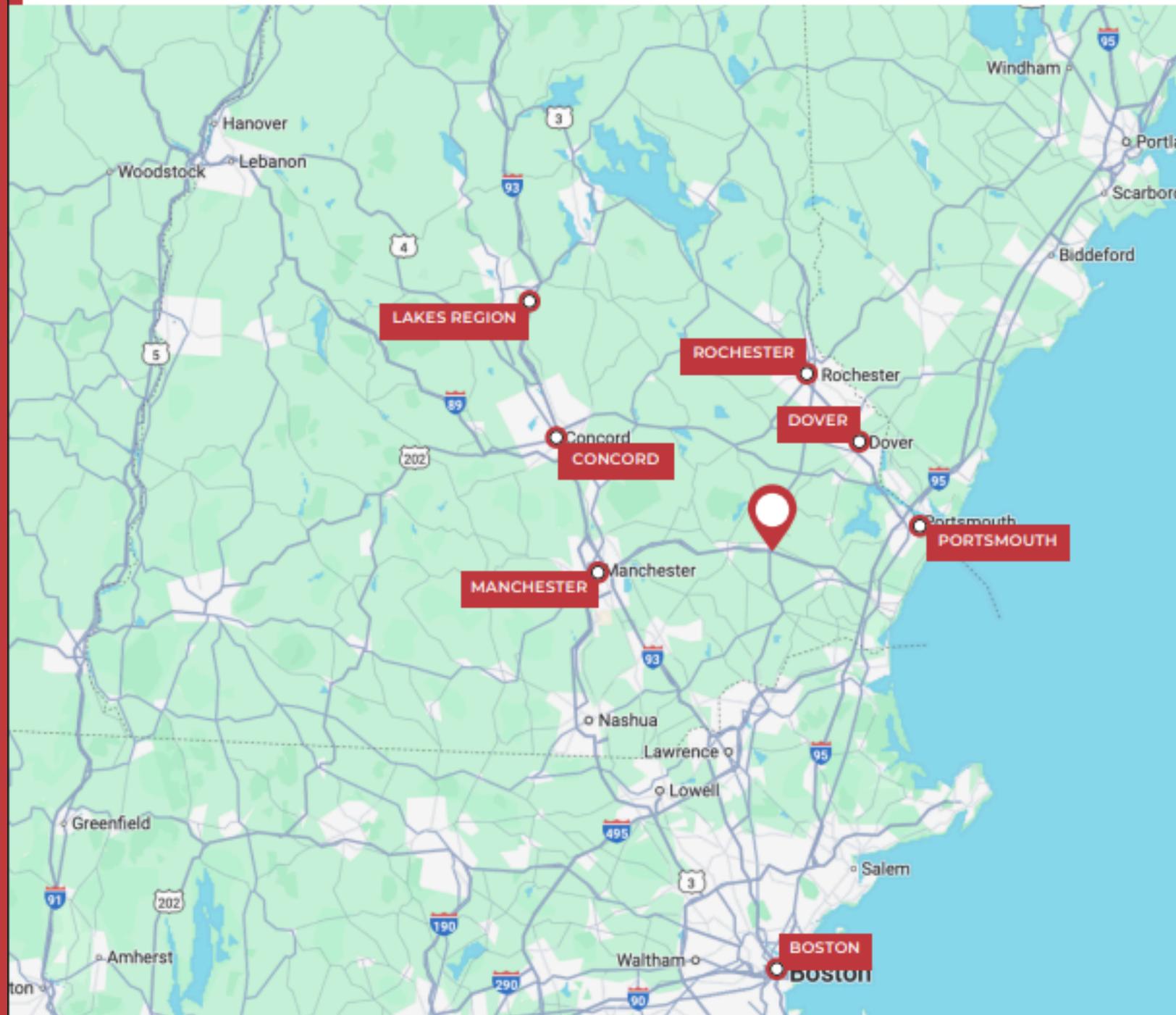
### BUSINESSES (10 MILE)



### INCOME (10 MILE)



# MAP LOCATOR



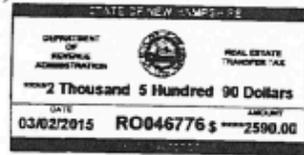
## DRIVE TIMES TO:

<b>Manchester, NH</b>	28 mins	<b>Lakes Region, NH</b>	57 mins
<b>Concord, NH</b>	42 mins	<b>Dover, NH</b>	30 mins
<b>Boston, MA</b>	1 h 31 mins	<b>Portsmouth, NH</b>	32 mins

# FLOOR PLAN

INSERT FLOOR PLAN

VIRTUAL TOUR LINK



007345

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **NEIL SANTERRE** and **ELANA J. SANTERRE**, husband and wife, of 10 Hooke Road, Fremont, NH 03044, for consideration paid, grant to **275 CALEF, LLC**, a New Hampshire limited liability company, with an address of 10 Hooke Road, Fremont, NH 03044, with **QUITCLAIM COVENANTS**, the following described premises:

Two certain tracts or parcels of land with the buildings and other improvements thereon located in Epping, Rockingham County, New Hampshire, bounded and described as follows:

**PARCEL 1:** A certain tract or parcel of land located in Epping, Rockingham County, New Hampshire, on the Southerly side of Route 125, now known as Calef Highway, so-called, and bounded and described as follows:

Beginning at a point on the Southerly side of Calef Highway at the Northwesterly corner of other land now or formerly of Parenteau (acquired from Becker); thence turning and running in a Westerly direction along the Southerly side of Calef Highway a distance of 225 feet, more or less, to a brook; thence turning and running Southerly along said brook a distance of 200 feet to a stake; thence turning and running in an Easterly direction and bounded Southerly by other land of Parenteau, a distance of 83 feet to a stake; thence turning and running in a Northerly direction and bounded Easterly by other land now or formerly of Parenteau to the point of beginning.

**PARCEL 2:** A certain tract or parcel of land located in Epping, Rockingham County, New Hampshire, on the Southerly side of Route 125, now known as Calef Highway, so-called, and bounded and described as follows:

Beginning at the Southeasterly corner of land now or formerly of Cote on Route 125, now known as Calef Highway in said Epping; thence Easterly a distance of 50 feet to a point at land now or formerly of Parenteau; thence turning Northerly on a line parallel to the Easterly border of Cote's land a distance of 200 feet to a point on the Southerly side of Calef Highway; thence turning and running Westerly along the Southerly side of Calef Highway a

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ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

# DEEDS, CONT.

BK 5598 PG 0787

distance of 50 feet to the Easterly border of Cote's land; thence turning and running Southerly along the Easterly border of Cote's land a distance of two hundred feet to the point of beginning.

**SUBJECT TO** a Reciprocal Easement Agreement by and between Neil Santerre and Elana J. Santerre and Alan D. Guibord and Kenneth T. Szymansky, Trustees of Fire and Fence Realty Trust, dated December 10, 2013 and recorded in the Rockingham county Registry of Deeds at Book 5506, Page 2913.

Being the same premises conveyed to the Grantors by deed of Charles Tavano and Kathy Champagne, Trustees for Brittany Realty Trust, dated October 24, 2012 and recorded at the Rockingham County Registry of Deeds at Book 5370, Page 1276.

This is not homestead property.

No title search was requested or performed with respect to this property, subject to encumbrances of record.

EXECUTED this 27 day of February, 2015.

Gretchen S. Hayes  
Witness

Neil Santerre  
Neil Santerre

Gretchen S. Hayes  
Witness

Elana Santerre  
Elana Santerre

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss

On this 27 day of February, 2015, before me, personally appeared Neil Santerre and Elana Santerre, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Gretchen S. Hayes  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission expires \_\_\_\_\_



S:\SA-SD\SANTERRE, NEIL & ELANA\DEED - 275 CALEF HIGHWAY - TO LLC.DOC

# PROPERTY CARD

## 275 CALEF HIGHWAY

**Location** 275 CALEF HIGHWAY

**Mblu** 023/ 182/ / /

**Acct#** 000386

**Owner** 275 CALEF LLC

**Assessment** \$753,900

**Appraisal** \$753,900

**PID** 1256

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$218,800	\$535,100	\$753,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$218,800	\$535,100	\$753,900

### Owner of Record

**Owner** 275 CALEF LLC  
**Co-Owner**  
**Address** 10 HOOKE RD  
FREMONT, NH 03044

**Sale Price** \$172,700  
**Certificate**  
**Book & Page** 5598/0786  
**Sale Date** 02/27/2015  
**Instrument** 40

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
275 CALEF LLC	\$172,700		5598/0786	40	02/27/2015
SANTERRE, NEIL & ELANA	\$160,000		5370/1276	00	10/24/2012
TAVANO, CHARLES & CHAMPAGNE, KATHY	\$90,000		5211/2812	37	04/29/2011
FEDERAL NATIONAL MTG ASSC	\$192,892		5139/1757	51	08/20/2010
SEROWIK, PHILIP W.	\$0		3774/1796		05/24/2002

### Building Information

#### Building 1 : Section 1

**Year Built:** 1950

# PROPERTY CARD, CONT.

**Living Area:** 3,180  
**Replacement Cost:** \$307,214  
**Building Percent Good:** 70  
**Replacement Cost Less Depreciation:** \$215,000

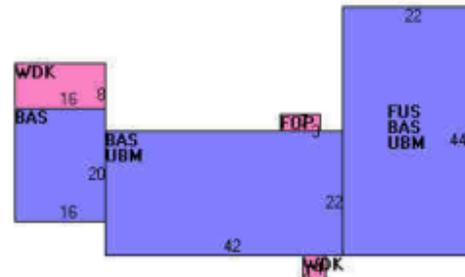
Building Attributes	
Field	Description
Style:	Store
Model:	Commercial
Grade:	Average
Stories:	1
Occupancy:	1.00
Exterior Wall 1:	Vinyl
Exterior Wall 2:	
Roof Structure:	Gable/Hip
Roof Cover:	Asph/F Gls/Cmp
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1:	Vinyl/Asphalt
Interior Floor 2:	
Heating Fuel:	Electric
Heating Type:	Electr Basebrd
AC Type:	Heat Pump
Bldg Use:	STORE/SHOP
Total Rooms:	1
Total Bedrms:	
Total Baths:	.5
1st Floor Use:	
Heat/AC:	NONE
Frame Type:	WOOD FRAME
Baths/Plumbing:	LIGHT
Ceiling/Wall:	CEIL & WALLS
Rooms/Prtns:	AVERAGE
Wall Height:	8.00
% Conn Wall:	

## Building Photo



(<https://images.vgsi.com/photos/EppingNHPhotos/\00\00\53\44.jpg>)

## Building Layout



([https://images.vgsi.com/photos/EppingNHPhotos/Sketches/1256\\_1256.jpg](https://images.vgsi.com/photos/EppingNHPhotos/Sketches/1256_1256.jpg))

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,212	2,212
FUS	Upper Story, Finished	968	968
FOP	Porch, Open, Finished	21	0
UBM	Basement, Unfinished	1,892	0
WDK	Deck, Wood	144	0
		5,237	3,180

## Extra Features

Extra Features	Legend
No Data for Extra Features	

# PROPERTY CARD, CONT.

## Land

### Land Use

**Use Code** 3220  
**Description** STORE/SHOP  
**Zone** HC  
**Neighborhood** CH2  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 1.16  
**Frontage**  
**Depth**  
**Assessed Value** \$535,100  
**Appraised Value** \$535,100

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	COM PAVING-ASPHALT			1500.00 S.F.	\$3,800	1

## Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2025	\$218,800	\$535,100	\$753,900	
2024	\$178,100	\$205,000	\$383,100	
2023	\$178,100	\$205,000	\$383,100	

Assessment				
Valuation Year	Improvements	Land	Total	
2025	\$218,800	\$535,100	\$753,900	
2024	\$178,100	\$205,000	\$383,100	
2023	\$178,100	\$205,000	\$383,100	

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# DISCLOSURES

Property Address 275 CALEF Hwy  
Epping, N.H. 03042



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](http://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: WELL AS  
Location: Right of building  
Malfunctions: PUMP REPLACED - 6/2005  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: 2014  
Problems with system: Nothing other than pump

### SEWERAGE DISPOSAL SYSTEM

Size of Tank: unknown  
Type of system: Private - concrete tank & leach field  
Location: behind building  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: 2011  
Name of Contractor who services system: 1010 Epping Septic

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Last Revised 2/9/18

NH CIBOR, 166 South River Road Bedford, NH 03110  
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Phone: (603)623-0100 Fax:

Untitled

# DISCLOSURES, CONT.

Property Address 275 CALEF Hwy.  
Epping, N.H. 03042

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.

# DISCLOSURES, CONT.

Property Address 275 CALEF Hwy.  
EPPING, N.H. 03092

## 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: 275 CALEF Hwy.

Unit Number (if applicable): \_\_\_\_\_

Town: EPPING, N.H.

Neil Santore  
SELLER

10/27/25  
Date

Qua Smt  
SELLER

10/27/25  
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

# 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.

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PRESENTED BY:

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**DEANA ARDEN**

**SENIOR ADVISOR**

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mobile (603) 682-3440  
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