



For Sale

18.6± Acres on 4 Commercial Lots

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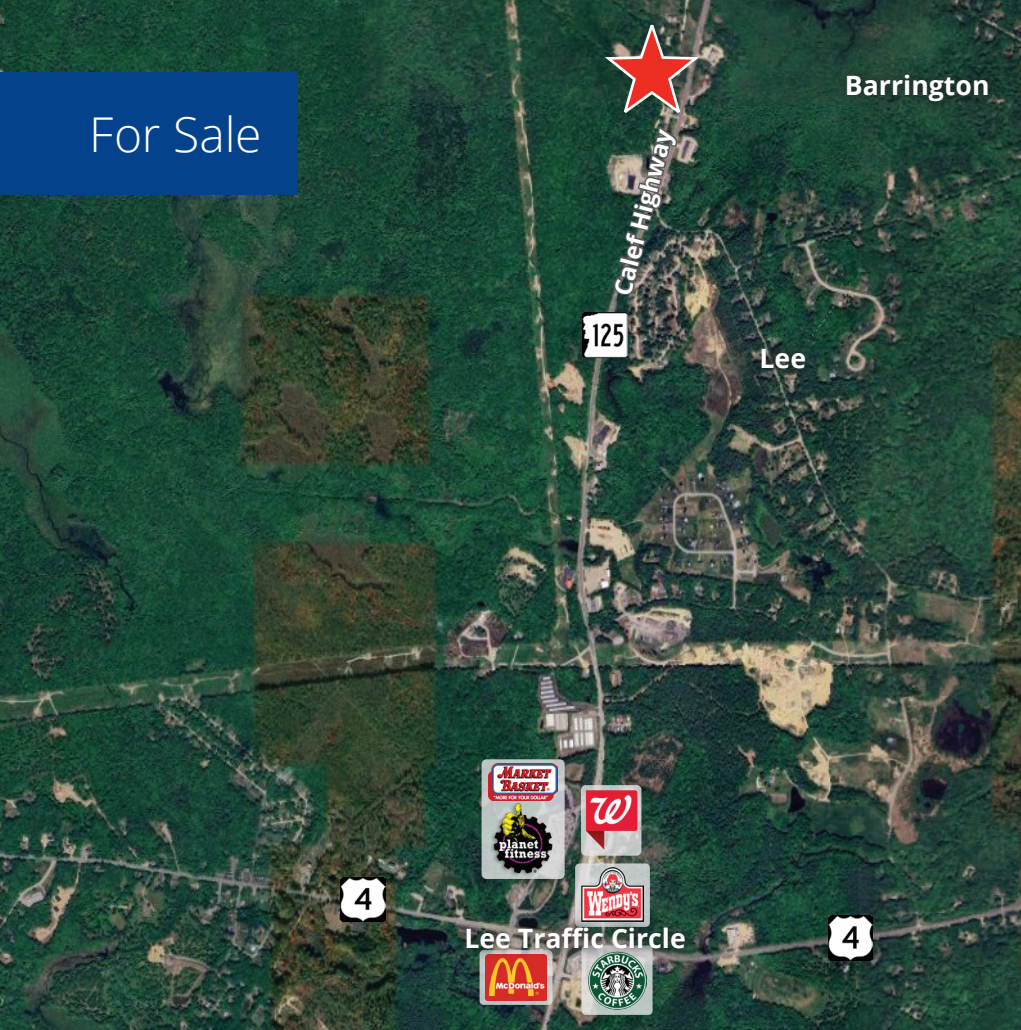
76, 77 & 88 Pierce Road Barrington, NH

Investment Overview

- 18.6± acre property with 5 curb cuts, featuring 4 buildings across 4 commercial lots along Route 125/Calef Highway
- Ideal setup for launching a business, future development potential, and/or an on-site employee housing opportunity
- Lot 20: 12.7± acres improved with a 2,723± SF converted barn with garage, a small office, and a 3,000± SF 3-bay garage, plus a large, dry gravel laydown area
- Lot 21: 2.0± acres with a 3-bedroom single family residence
- Additional abutting commercial parcels include Lot 28 (1.8± acres) and Lot 29 (2.1± acres), featuring a 1,108± SF retail building
- Excellent visibility on a high-traffic corridor of Route 125 (13,920 AADT per NHDOT 2025)
- Financials available upon request

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Specifications

Address:	76, 77 & 88 Pierce Road
Location:	Barrington, NH 03825
Building Type:	Garage/single family residence/retail
Year Renovated:	2023
Total Buildings SF:	Lot 20: 2,723± (barn w/ garage & office) 3,000± (3 bay garage) Lot 21: 2,777± (residential) Lot 29: 1,108± (retail)
Acreeage:	Lot 20: 12.7± Lot 21: 2.0± Lot 28: 1.8± Lot 29: 2.1±
Road Frontage:	Lots 20 & 21: 491± on Pierce Road Lots 28 & 29: 1,105± on Pierce Road 1,090± on Route 125
Utilities:	Private water & septic; propane
Zoning:	Regional Commercial (RC)
Power:	220A; 240V; 1 phase
2025 Taxes:	\$24,541
List Price:	\$2,475,000



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