



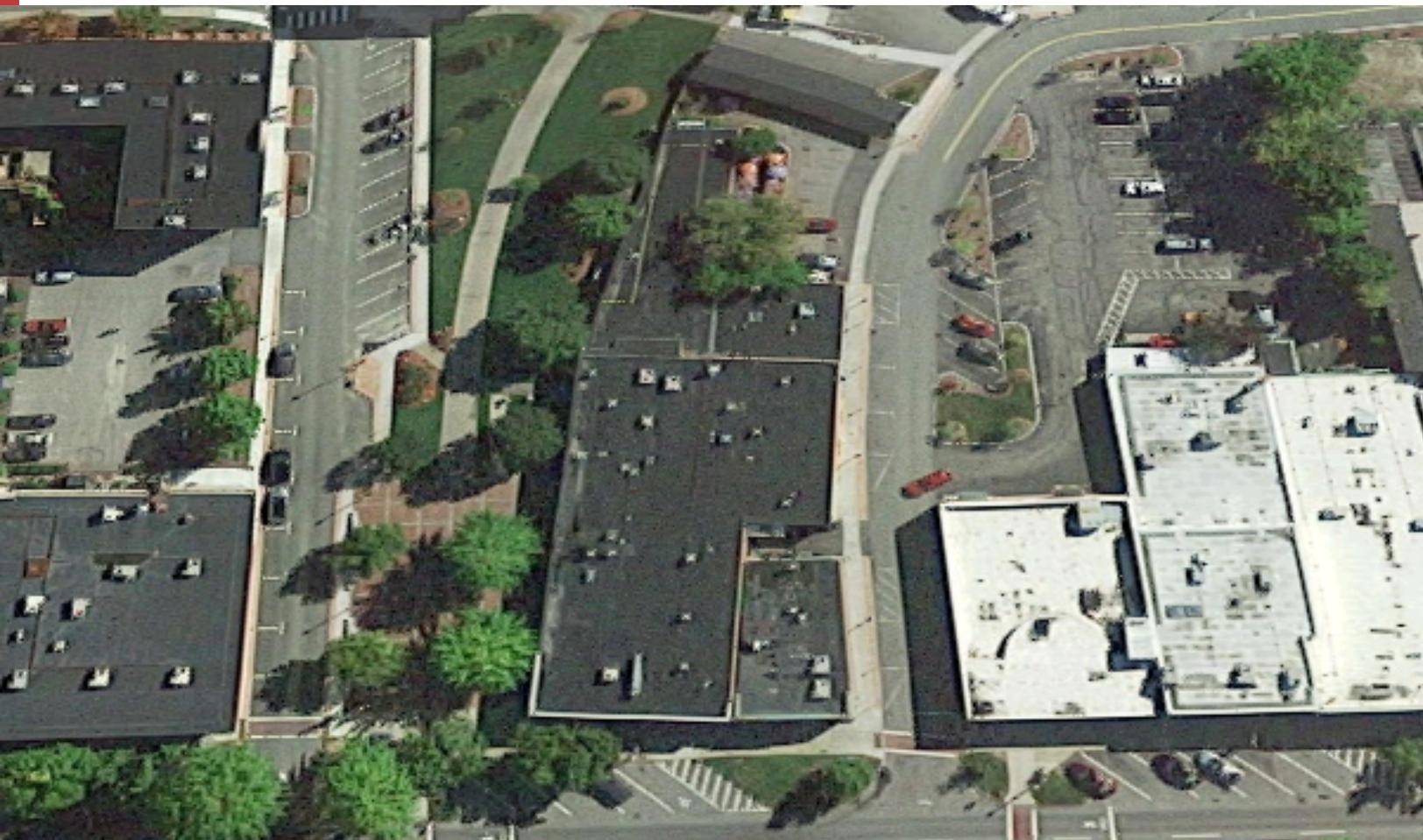
EXCELLENT  
INVESTMENT  
FOR SALE

FOR SALE

**82 MAIN STREET,  
KEENE, NH 03431**

16,371 +/- SF Available

# PROPERTY INFORMATION



## Investment Opportunity for Sale **OFFERED AT: \$2,650,000**

### DESCRIPTION:

Downtown investment opportunity in thriving Keene New Hampshire. Across the Street from the historic Colonial Theater, this is a fantastic add to any investment portfolio. This multi tenanted asset is a blend of both food and service retail and would be great for both an investor or an owner occupant.

### PROPERTY FEATURES:

- 0.53 +/- Acre property
- Income producing asset
- Blend of tenant uses
- Heart of Historic Downtown
- Great Investment or Owner-User Property

[Insert Virtual Tour Link](#)

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# DEMOGRAPHICS



## 2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	17,896	29,195	43,644
Households	7,689	12,415	18,486
Families	3,820	6,858	10,973
Avg HH Size	2.11	2.18	2.24
Median Age	36.2	40.3	42.9
Median HH Income	\$62,692	\$70,976	\$76,055
Avg HH Income	\$86,150	\$93,769	\$98,972

### BUSINESSES (10 MILE)



**2,268**

TOTAL BUSINESSES



**26,442**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$76,055**

MEDIAN HH INCOME



**\$42,037**

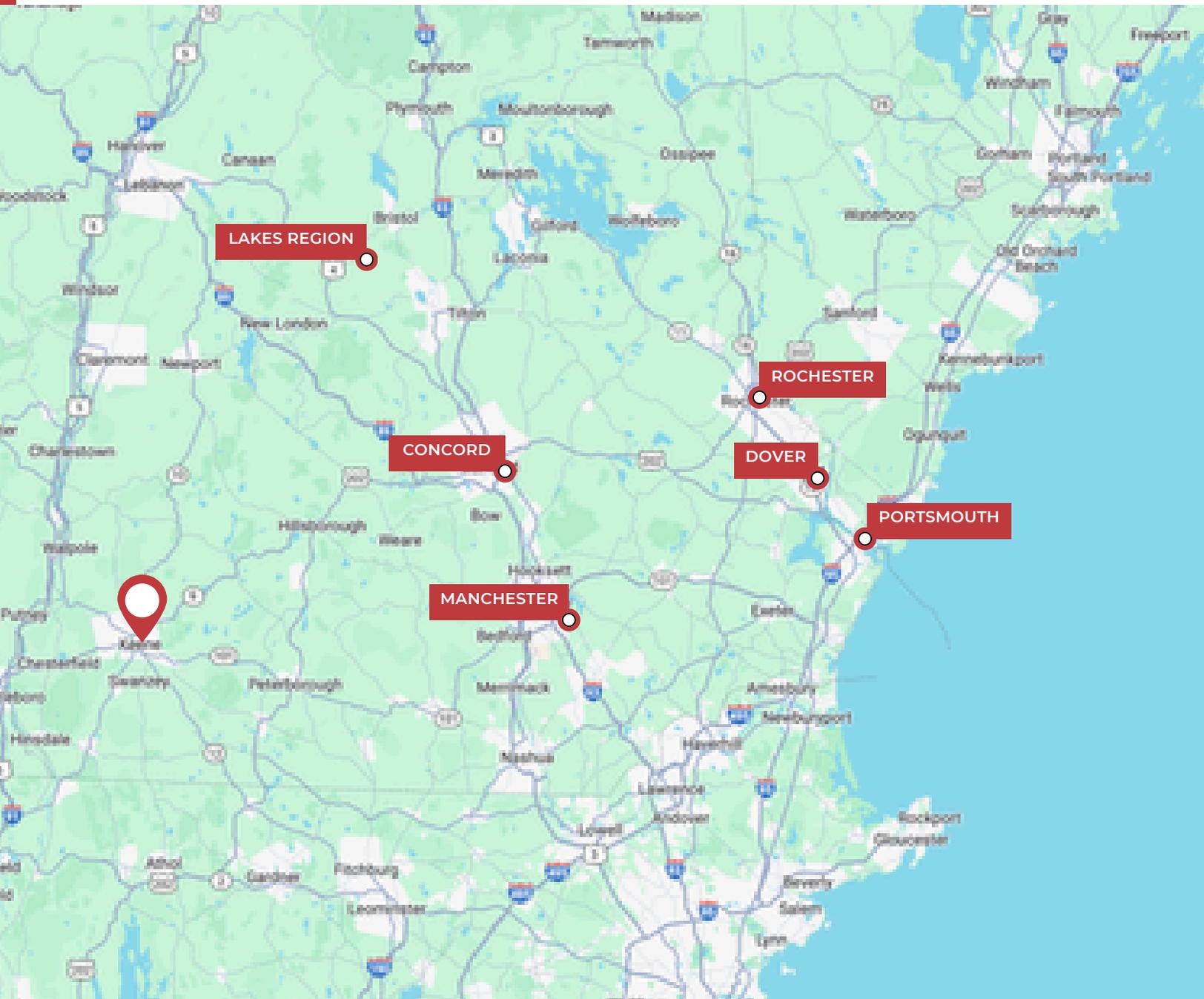
PER CAPITA INCOME



**\$227,072**

MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

**Manchester, NH** 1 hr 15 mins

**Concord, NH** 1 hr 1 min

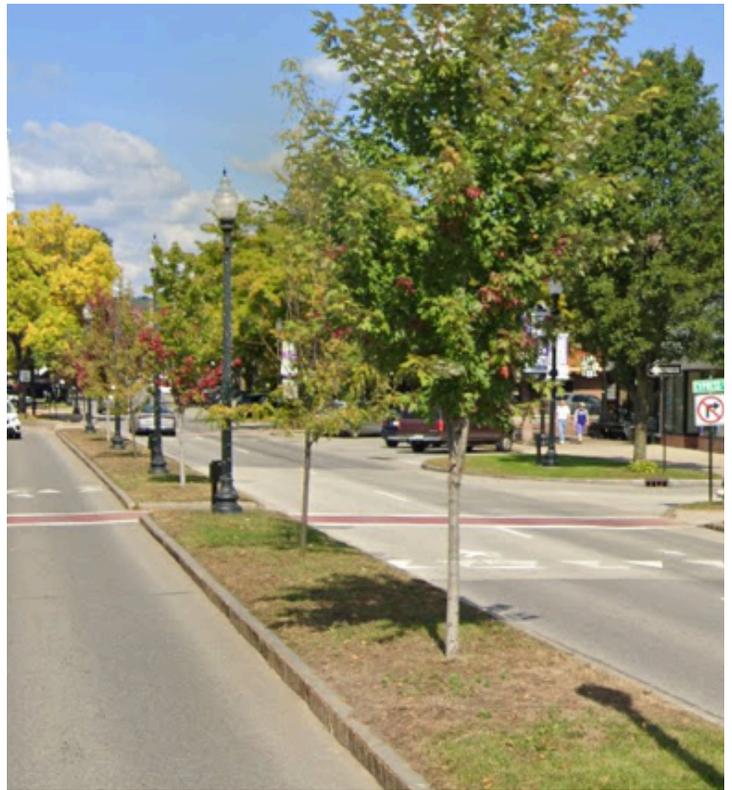
**Boston, MA** 1 hr 58 mins

**Lakes Region, NH** 1 hr 18 mins

**Dover, NH** 1 hr 54 mins

**Portsmouth, NH** 1 hr 52 mins

# PHOTOS



# PROFORMA

<b>Total Rental Income</b>	\$234,959	\$ 76,186	\$311,145	
<b>Building Expenses</b>				
<b>Trash</b>	\$ 13,800			<i>2024 Actual</i>
<b>Snow</b>	\$ 1,665			<i>2024 Actual</i>
<b>Cleaning and Maintenance</b>	\$ 500			<i>2024 Actual</i>
<b>Insurance</b>	\$ 7,137			<i>2024 Actual</i>
<b>Legal &amp; other prof fees</b>				
<b>Management fees</b>	\$ 13,200			<i>2024 Actual</i>
<b>Property Taxes</b>	\$ 34,121			<i>2024 Actual</i>
<b>Repairs</b>	\$ 5,000			<i>Broker Assumption</i>
<b>Utilities</b>	\$ 13,995			<i>2024 Actual</i>
<b>Total expenses</b>	\$ 89,418		\$ 89,418	<i>5.92 psf based on 15117</i>
<b>Net Income</b>			\$221,727	

# TAX CARDS

## 82 MAIN ST.

**Location** 82 MAIN ST. **Map/Lot #** 575/ / 057/000 000/000  
**Acct#** 5750570000000000 **Owner** CAMPY LLC  
**Building Name** **Assessment** \$1,031,800  
**Appraisal** \$1,031,800 **PID** 1624  
**Building Count** 1 **Assessing District**

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$826,000	\$205,800	\$1,031,800
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$826,000	\$205,800	\$1,031,800

### Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

### Owner of Record

**Owner** CAMPY LLC **Sale Price** \$512,500  
**Co-Owner** **Book & Page** 1687/0715  
**Address** 71 EAGLE DR. **Sale Date** 02/01/1999  
 BEDFORD, NH 03110-4414

### Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CAMPY LLC	\$512,500	1687/0715	02/01/1999

### Building Information

# TAX CARDS, CONT.

## Building 1 : Section 1

**Year Built:** 1950  
**Living Area:** 16,371  
**Replacement Cost:** \$1,232,482  
**Building Percent Good:** 66  
**Replacement Cost Less Depreciation:** \$813,400

## Building Photo

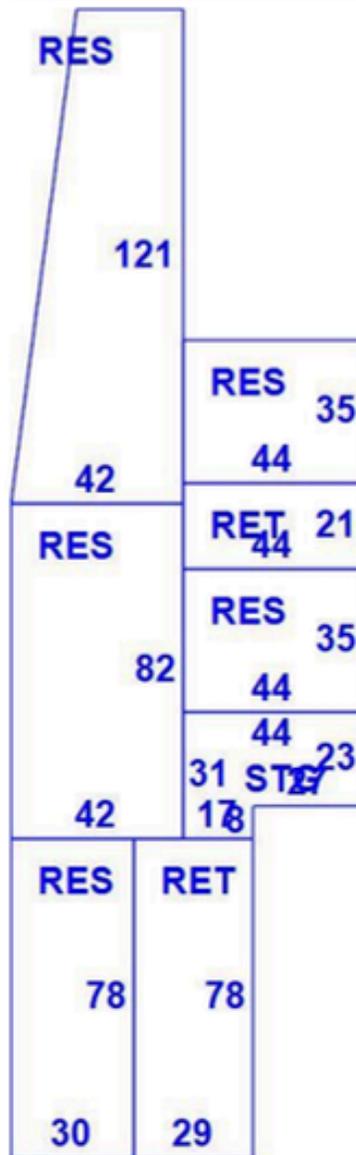


([https://images.vgsi.com/photos2/KeeneNHPhotos/0016/IMG\\_0002\\_1659](https://images.vgsi.com/photos2/KeeneNHPhotos/0016/IMG_0002_1659))

Building Attributes	
Field	Description
Style:	Retail
Model:	Commercial
Grade	C
Stories:	1
Occupancy	6.00
Exterior Wall 1	Concrete Block
Exterior Wall 2	Concrete Tilt-Up
Roof Structure	Flat
Roof Cover	Membrane
Interior Wall 1	Drywall/Sheetrock
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
Air Conditioning	Unit
Bldg Use	Commercial Improved
Bedrooms	
Full Baths	
Half Baths	
Frame	Wood Frame/Joist/Beam
Plumbing	Normal
Partitions	Normal
Wall Height	12.00
FBLA	
Condo Complex	
Cov Park Spaces	0

# TAX CARDS, CONT.

Building Layout



(ParcelSketch.ashx?pid=1624&bid=1624)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
RES	Restaurant	12,037	12,037
RET	Retail	3,186	3,186

# TAX CARDS, CONT.

STG	Storage	1,148	1,148
		16,371	16,371

## Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
SPR1	SPRINKLERS-WET	17312.00 SF	\$12,600	1

## Land

### Land Use

**Use Code** 201  
**Description** Commercial Improved  
**Zone** DT-C  
**Category**

### Land Line Valuation

**Size (Acres)** 0.53  
**Depth**  
**Assessed Value** \$205,800  
**Appraised Value** \$205,800

## Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

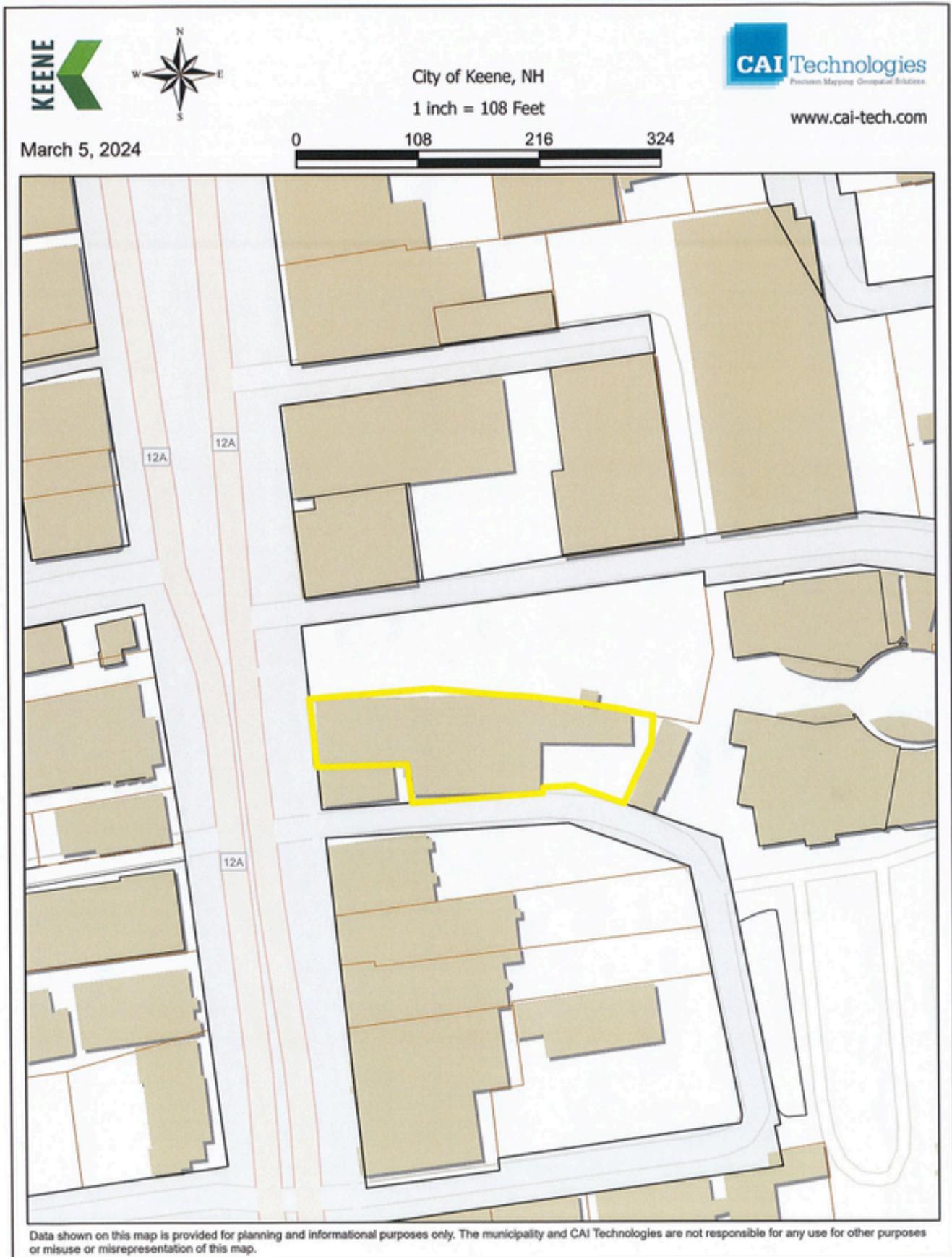
## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$826,000	\$205,800	\$1,031,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$826,000	\$205,800	\$1,031,800

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# HIGHLIGHTED LOT



# MAIN STREET PLAN

- NOTES**
- 1) DIMENSIONS ON THIS PLAN ARE BASED ON THOSE SHOWN ON MAP REFERENCE No. 1.
  - 2) THE EXTERIOR BOUNDARY LINES SHOWN ON THIS PLAN ARE FROM MAPS 1-A, AND ARE NOT THE RESULT OF A BOUNDARY SURVEY BY SVE. THE PROPOSED LINES SHOWN AND THE METROPOINTS SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY.
  - 3) THIS SURVEY IS SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE TITLE REPORT MAY REVEAL.
  - 4) **PURPOSE:** THE PURPOSE OF THIS PLAN IS TO ADJUST THE CORNER LINE BETWEEN THE CITY OF KEENE AND CAMPY, LLC TO THE PROPOSED LINE AGREED UPON BY BOTH PARTIES AND SHOWN HEREON.

**LEGEND**

- 1/4" CHIPPED ROCK SET
- IRON PIN FOUND
- METROPOINT
- UTILITY POLE
- GUY WIRE
- HOISTING
- CATCH BASIN
- LIGHT POLE
- POST
- SIGN
- CHAIN LINK FENCE
- OVERHEAD WIRE
- PROPERTY LINE

001-00-001 TAX MAP & BLOCK & LOT  
1234/567  
CSD  
MAP REFERENCE NUMBER

001-00-001 TAX MAP & BLOCK & LOT  
1234/567  
CSD  
MAP REFERENCE NUMBER

001-00-001 TAX MAP & BLOCK & LOT  
1234/567  
CSD  
MAP REFERENCE NUMBER

**ZONING**

ZONE: CSD (CENTRAL BUSINESS DISTRICT)  
MINIMUM LOT SIZE: NONE  
MINIMUM LOT FRONTAGE: 30 FEET  
MINIMUM LOT WIDTH AT BUILDING LAC: NONE  
BUILDING SETBACKS: NONE



**MAP REFERENCES**

1. "LAND IN KEENE, N.H. MAP No. 1 TO WATER ST. BOSTON AND BANK CORPORATION TO THE CITY OF KEENE, N.H.", BY CITY OF KEENE ENGINEERING DEPARTMENT, DATED FEB. 1987.
2. "BOUNDARY LINE ADJUSTMENT PLAN" PREPARED FOR THE CITY OF KEENE & J.A. WRIGHT, DATED 1-28-2003, BY THE ASSOCIATES, 070-080-107 (CSD).
3. "LAND IN KEENE, N.H. BOSTON & BANK RAILROAD TO DEXTERUS J. BARDIS (A/N) BARDIS FRUIT COMPANY, DATED FEBRUARY 1947.
4. "TRINIDAD HEALTH, INC./CITY OF KEENE, BOUNDARY LINE ADJUSTMENT" DATED OCTOBER 21, 2003, BY THOMAS R. PLANN, JR. (070-080-81 CSD).

APPROVED BY THE KEENE PLANNING BOARD  
BY: *Robert Johnson* CHAIRMAN  
DATE: *10/26/08* SECRETARY

**OWNER CERTIFICATION**

I CERTIFY THAT I AM THE CURRENT OWNER OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.  
*W. Andrew Johnson* DATE: *10/26/08*  
FOR CAMPY, LLC SIGNATURE DATE  
*John M. Johnson* DATE: *10/26/08*  
FOR THE CITY OF KEENE SIGNATURE DATE

**SURVEYOR'S CERTIFICATION**

THIS SURVEY AND PLAN WERE PREPARED BY ME OR UNDER MY CLOSEST SUPERVISION FROM A RECONNAISSANCE AND EXPLOREMENT CONDUCTED WITHIN THE PREVIOUS YEAR. THIS PLAN IS BASED ON INFORMATION RECEIVED BY ME OR UNDER MY CLOSEST SUPERVISION FROM THE RECORDS OF THE KEENE COUNTY REGISTERED SURVEYOR. THIS PLAN IS SUBJECT TO ANY DISCREPANCIES THAT MAY BE DISCOVERED BY THE CLIENT AND PERSONS DERIVING THEREFROM.

THIS IS A BOUNDARY LINE ADJUSTMENT AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE CORRECTION OF FUTURE PRECEDENT SURVEYS.

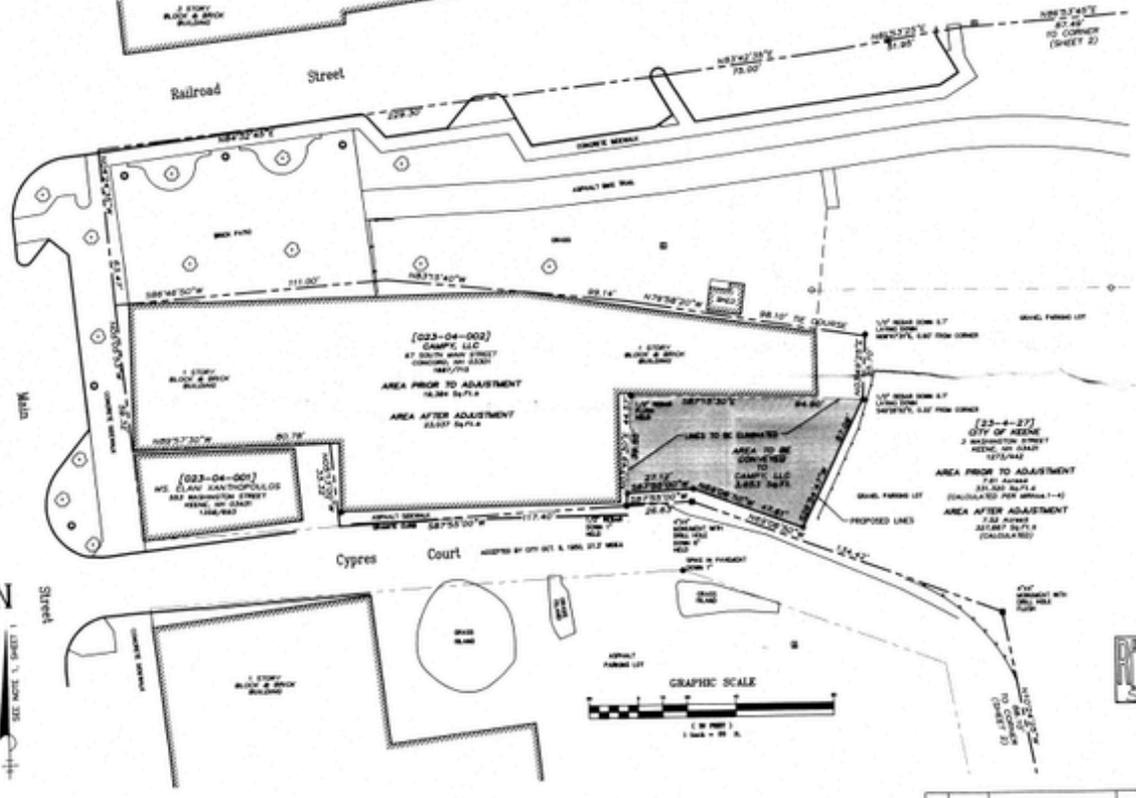
THIS SURVEY PLAN AND ALL INFORMATION HEREON IS THE SOLE PROPERTY OF SVE ASSOCIATES AND IS TO REMAIN THE SOLE PROPERTY OF SVE ASSOCIATES. NO PART OF THIS SURVEY PLAN OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SVE ASSOCIATES. THIS PLAN IS BEING PREPARED FOR THE PROJECT IDENTIFIED HEREON.

DATE: *10-26-08*  
DATE EXPIRES: *8-2009*  
DRAWN BY: *RJP*  
CHECKED BY: *SAC*  
SCALE: *1"=20'*  
PLOT NO.: *41324*  
CAD FILE NO.: *032800*

BOUNDARY LINE ADJUSTMENT PLAN  
PREPARED FOR:  
**THE CITY OF KEENE & CAMPY, LLC**  
OF PROPERTY OFF CYPRESS COURT  
CITY OF KEENE COUNTY OF CHESHIRE STATE OF NEW HAMPSHIRE

**SVE Associates**  
Surveyors  
47 North St., Keene, NH 03501  
Phone (603) 351-1232 Fax (603) 351-1234  
WWW.SVEASSOCIATES.COM

RECEIVED  
OCT 21 2008  
S-VI-03  
Final  
SHEET 1 OF 2



N  
SEE NOTE 1, SHEET 1

BK 1687-0715

KNOW ALL MEN BY THESE PRESENTS:

THAT it, Eastgate of Keene, Inc., a corporation duly organized and established under the laws of the State of New Hampshire, with its principal place of business at 30 Main Street of Keene, County of Cheshire and State of New Hampshire, for and in consideration of the sum of ONE OR MORE DOLLARS, to it in hand paid, grants to Campy, L.L.C. a New Hampshire Limited Liability Company of 67 South Main Street, Concord, County of Merrimack and State of New Hampshire, with WARRANTY COVENANTS:

A certain tract of land with the buildings thereon, situated on the easterly side of Main Street in KEENE, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin at the northwest corner of the premises hereinafter described at a corner of land of the Boston & Maine Railroad;

thence south 80° 6' east 111.0 feet to a drill hole on land of said Boston & Maine Railroad land;

thence south 70° 7' east 99.14 feet to an iron pin on said Boston & Maine Railroad land;

thence in the same course 98.88 feet to an iron pin on the land of said Boston & Maine Railroad;

thence south 16° 57' west 25.7 feet to an iron pin, still on land of said Boston & Maine Railroad;

thence north 74° 9' west 94.9 feet to an iron pipe on the land of said Boston & Maine Railroad;

thence south 16° 56' west 44.57 feet to an iron pin at the land of the Boston & Maine Railroad;

thence north 78° 58' west 117.4 feet to an iron pin at land now or formerly of Junie G. Coughlin;

thence north 7° 35' east 33.32 feet to an iron pipe;

thence north 76° 52' west 80.78 feet to a drill hole on the easterly side of said Main Street, the same being the northwest corner of land of said Coughlin;

thence north 8° 00' east 59.32 feet on said Main Street to the place of beginning.

Together with the right to use for said driveway purposes in common with the Boston & Maine Railroad, its successors and assigns and all others having rights therein, a strip of land situated southerly of said parcel of land and extending about 150 feet to said Main Street.

Subject to the restrictions set forth in the deed from the Boston & Maine Railroad to Demetrios J. Bardis dated April 21, 1947 and recorded in Volume 533, Page 38 of the Cheshire County

# DEED, CONT.

8X168760716

Registry of Deeds, to which deed reference is hereby made for said restrictions.

Subject also to the rights of the public in and over Cypress Court, so-called. See layout of Cypress Court dated October 5, 1950 and recorded in the office of the City Clerk of the City of Keene to the extent that the same is applicable.

Being the premises conveyed to Eastgate of Keene, Inc. by deed of Robert M. Clark, Jr. and James F. Campbell, Sr. dated April 1, 1986 and recorded in Vol. 1127, Page 464 of the Cheshire County Registry of Deeds.

See also deed from Robert M. Clark, Jr. to Eastgate of Keene, Inc. dated January 28, 1999 to be recorded in the Cheshire County Registry of Deeds.

Witness my hand this 16<sup>th</sup> day of February, 1999.

Howard B. L. P.  
Witness

EASTGATE OF KEENE, INC.

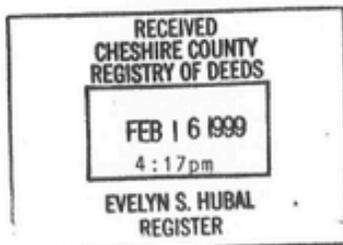
By: James F. Campbell  
James F. Campbell, Sr.  
President

STATE OF NEW HAMPSHIRE  
CHESHIRE, SS.

Personally appeared James F. Campbell, Sr. President of Eastgate of Keene, Inc., duly authorized, and acknowledged the foregoing instrument before me this 16<sup>th</sup> day of February, 1999.

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF REVENUE ADMINISTRATION  
REAL ESTATE TRANSFER TAX  
THOUSAND 1 HUNDRED AND 25 DOLLARS  
02/16/1999 355205 \$\*\*\*\*5125.00  
VOID IF ALTERED

Howard B. L. P.  
Notary Public/Justice of the Peace  
My Commission Expires:



# DISCLOSURES

Property Address 82 Main St  
Keene NH 03431



NH CIBOR

## Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSENIC 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: City Water  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

### SEWERAGE DISPOSAL SYSTEM

Size of Tank: City Sewer  
Type of system: \_\_\_\_\_  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

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Last Revised 2/9/18

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

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Phone: (603)623-0100 Fax:

Unlisted

# DISCLOSURES, CONT.

Property Address 82 Main St  
Keene NH

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~~:

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?

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 82 Main St  
Keene NH

## 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: 82 Main St Keene NH

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

Town: Keene

A.W. Saul  
SELLER

6.3.25  
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

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Last Revised 2/9/18

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

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Phone: (662)623-6100

Fax:

Untitled

# 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.

---

PRESENTED BY:

---

**JUDY NILES-SIMMONS**

**SENIOR ADVISOR**

tel (603) 668-7000

mobile (603) 496-4516

[judy@nainorwoodgroup.com](mailto:judy@nainorwoodgroup.com)

**CHRISTOPHER NORWOOD**

**PRESIDENT**

tel (603) 668-7000

[cnorwood@nainorwoodgroup.com](mailto:cnorwood@nainorwoodgroup.com)



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