

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



149 State St

149 State Street, Northumberland, NH 03582

Exclusively Represented By:

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OFFERING MEMORANDUM

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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$1,795,000
GSF	30,128 SF
Site Size	71.79 Acres
Year Build / Renovated	2004 / 2012

Property Overview

Step into a world of opportunity with this impressive commercial property located in the heart of New Hampshire's North Country. Set against the backdrop of scenic mountains and winding rivers, this expansive building offers a dynamic mix of functional space and future potential. The property features two well appointed apartments, perfect for housing traveling staff or seasonal team members, along with multiple offices, conference rooms, and large showrooms spread across two levels. Designed with versatility in mind, the layout includes a secure locking gun room, multiple loading bays for seamless operations, and conceptual plans for future expansion. Whether you envision a vibrant retail destination, a production hub, a one of a kind brewery with a restaurant, or even a lodging venture, this property delivers the space and infrastructure to make it happen. Ample on site parking makes access a breeze for both employees and visitors. The surrounding area is known for its rich outdoor recreation, four season adventures, and welcoming small town charm, drawing in travelers and locals alike. With nearby trails, rivers, and scenic byways, this location attracts steady traffic throughout the year, an ideal backdrop for your next big idea.

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Property Description - 1/2

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Prime Commercial Property

Seize this exceptional opportunity to own a versatile commercial property in the heart of the North Country. Formerly Mom's North Country Powersports, this expansive building is perfectly suited for retail, office, or outdoor adventure related businesses.

Property Highlights: Mixed-Use Facility: Includes two fully equipped apartments ideal for traveling workers or onsite security to reside.

Flexible Commercial Space: Multiple showrooms across two floors, office suites, and conference rooms provide endless layout possibilities for your business vision. Specialty Features: A secure, locking gun room, perfect for outdoor sports and adventure retailers.

Logistics Ready: Equipped with multiple, well designed loading bays to ensure smooth, efficient deliveries and day to day operations. **Expansion Potential:** Conceptual plans available for future development and growth. **Ample Parking:** Generous on-site parking to accommodate both staff and customer traffic.

Located along State Street with strong visibility and access, this property combines commercial functionality with residential flexibility, making it an outstanding investment for entrepreneurs, retailers, or those looking to expand their operations in northern New Hampshire.



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Property Description - 2/2

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OUTDOOR ADVENTURE AT THE HUB OF THE NORTH COUNTRY



HIGH VISIBILITY FOR NORTHBOUND TOURISTS



Location Description

Welcome to 149 State Street: an exceptional commercial property with outstanding visibility and accessibility in the vibrant village of Groveton, part of Northumberland, NH. Formerly home to Mom's North Country Powersports, this property offers an incredible opportunity for redevelopment, hospitality, retail, service, or light industrial use.

Located directly on Route 3, a major north-south corridor through New Hampshire's North Country, this property enjoys high traffic exposure from locals, tourists, and outdoor enthusiasts traveling to the White Mountains, Great North Woods, and Canadian border. With abundant acreage, it offers ample space for expansion, parking, or outdoor storage, making it highly versatile for a wide range of business ventures.

The site is conveniently situated near local amenities, restaurants, and small businesses in Groveton's town center, while still providing easy access to regional hubs such as Lancaster, Colebrook, and Berlin. Outdoor recreation abounds in this region, attracting snowmobilers, ATV riders, hunters, and nature lovers year-round—making it a strategic location for businesses catering to the outdoor lifestyle.

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Complete Highlights

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Property Highlights

- 30,128 SF free-standing building (built 2004)
- Total land: 71.79 acres across 7 parcels
- Zoned commercial, flexible for retail or service use
- Located in Groveton, NH's core commercial corridor
- Modern showroom with strong State Street visibility
- Two apartments, perfect for transient workers
- Warehouse, service area, and walkout loading dock
- Paved site improvements with ample parking area
- Central HVAC, propane heat, and sprinkler system
- Knotty pine interiors
- Strong expansion and development potential
- Multiple office spaces and conference rooms
- Locking room that was utilized as the gun showroom
- Conceptual available for expansion
- Ideal for owner-user, investor, or redevelopment

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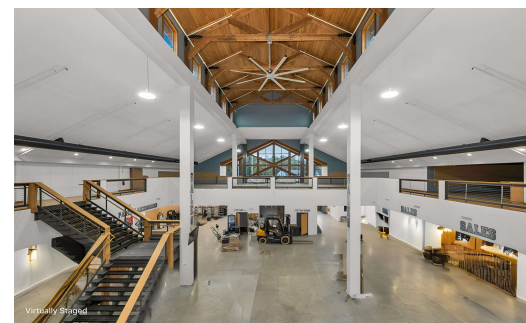
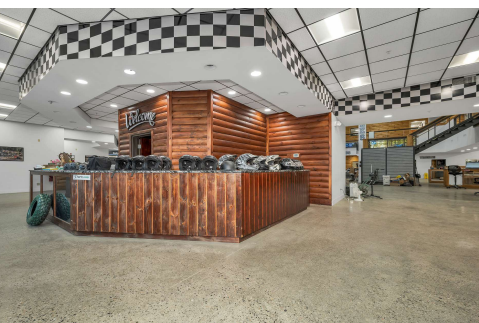
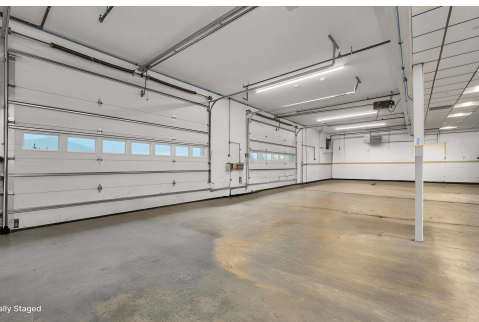
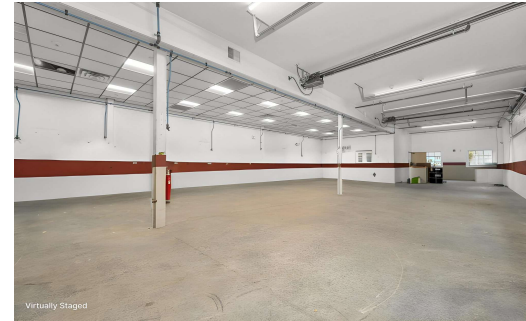


Professional Photos

Section 2

Additional Photos - 1/2

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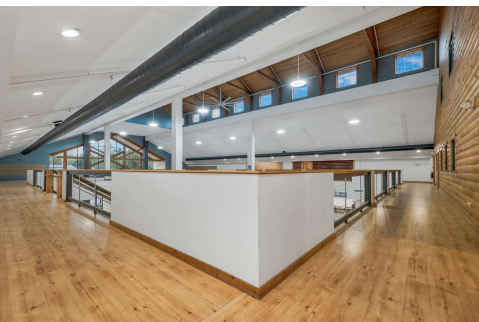
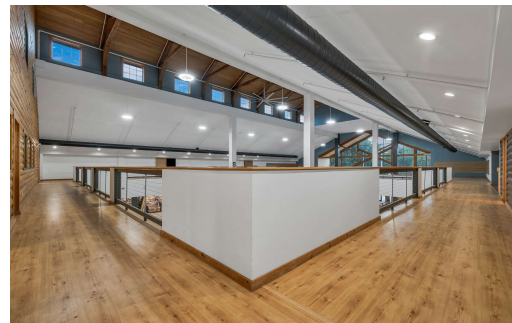
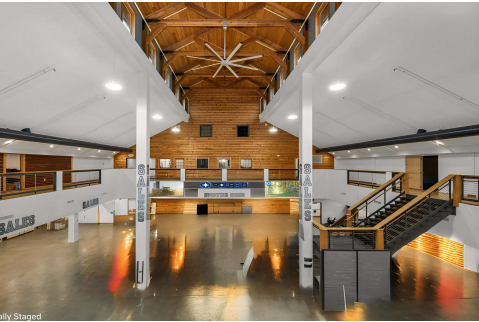
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Additional Photos - 2/2

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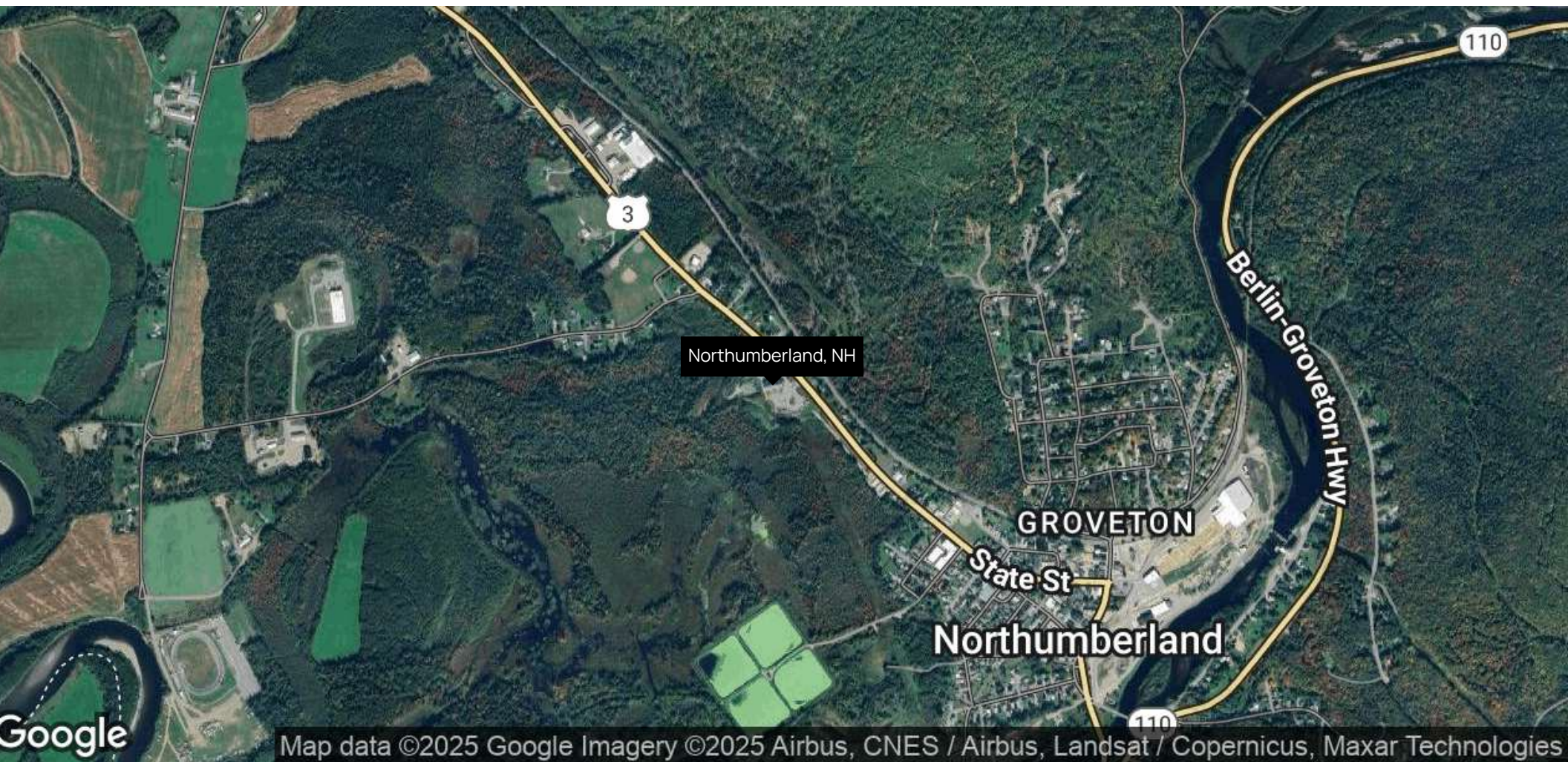


Location Information

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Aerial Map

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Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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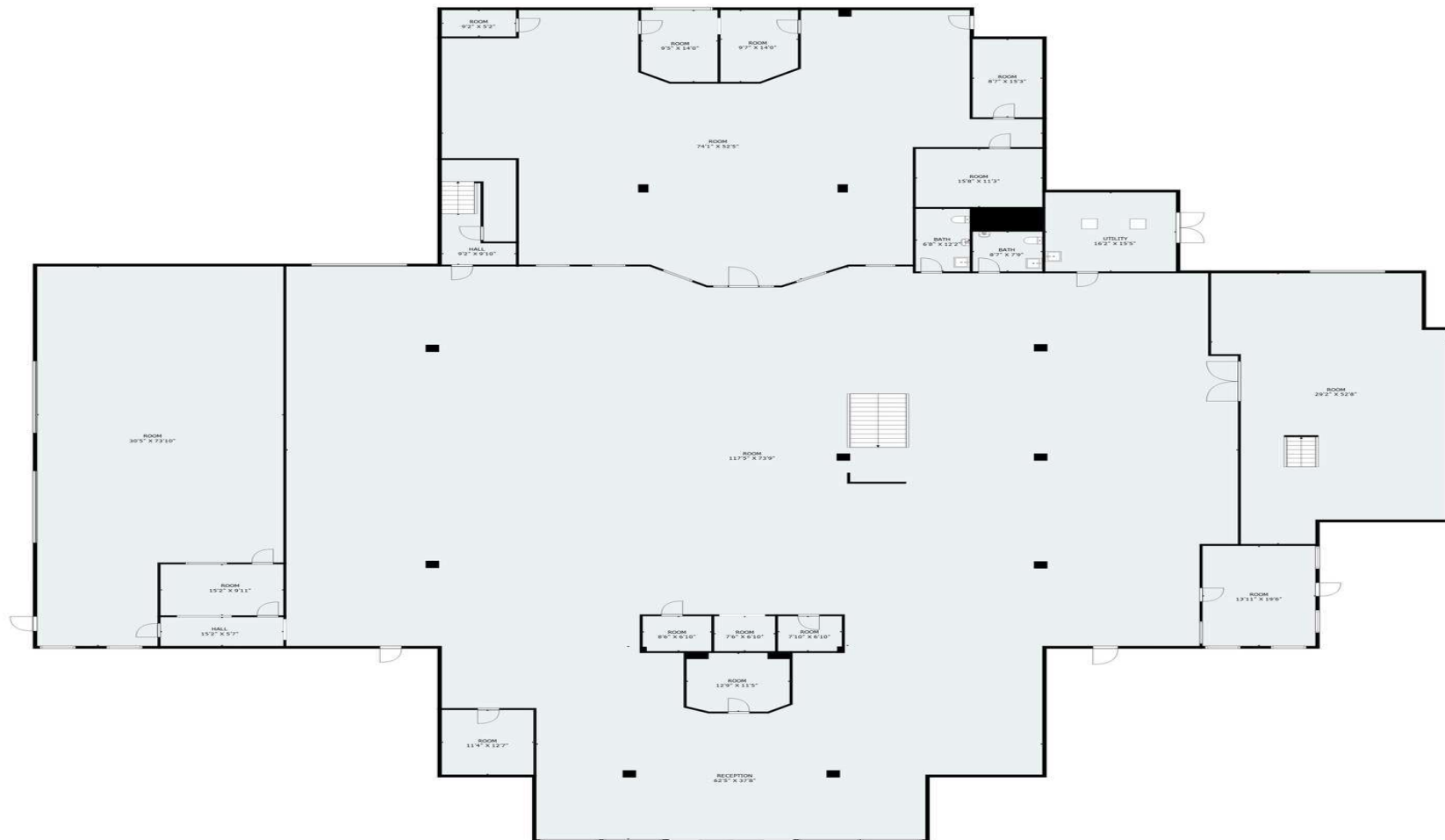
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Floor Plan

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First Floor

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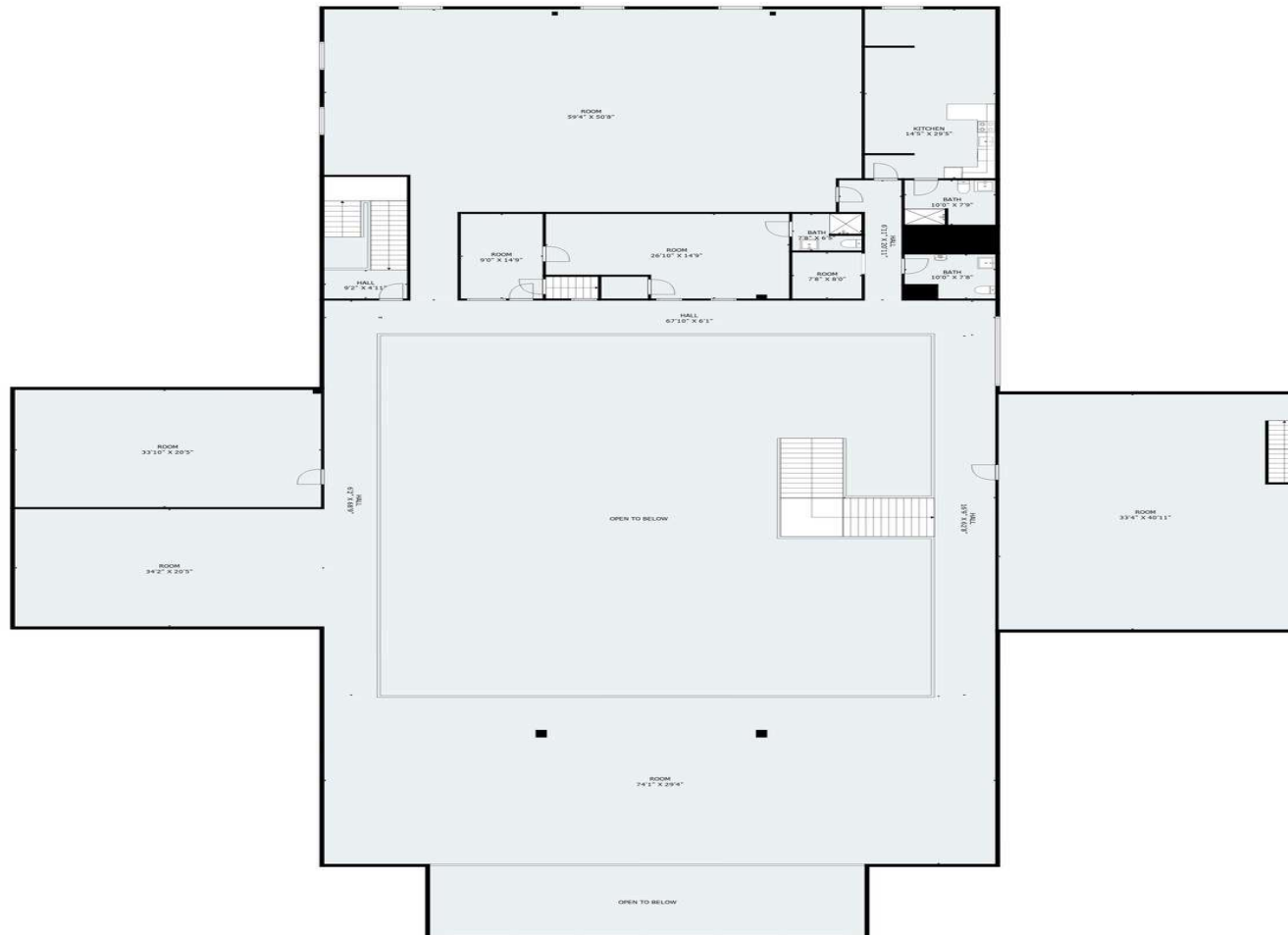
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Second Floor

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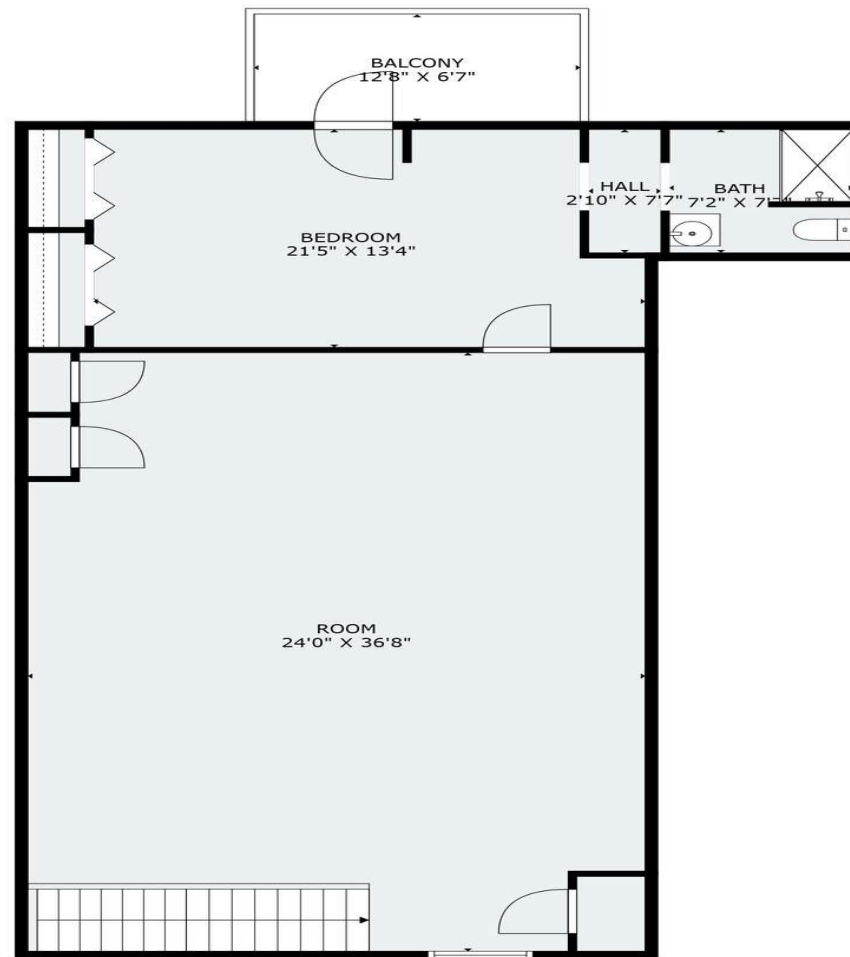
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Third Floor

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Demographics

Section 5

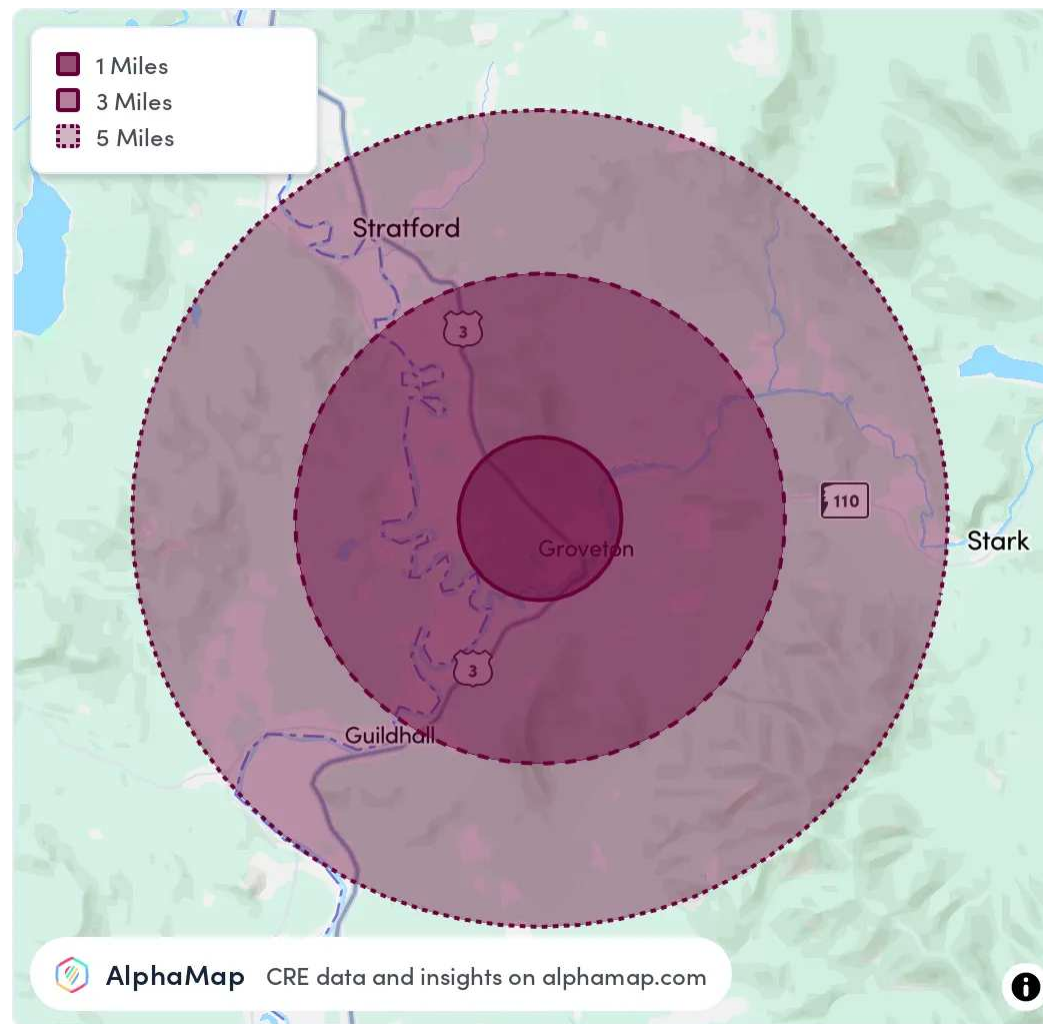
Area Analytics

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Population	1 Mile	3 Miles	5 Miles
Total Population	1,150	1,797	2,568
Average Age	45	46	47
Average Age (Male)	44	45	46
Average Age (Female)	45	46	47

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	498	793	1,149
Persons per HH	2.3	2.3	2.2
Average HH Income	\$73,577	\$74,319	\$74,509
Average House Value	\$173,727	\$173,635	\$182,912
Per Capita Income	\$31,990	\$32,312	\$33,867

Map and demographics data derived from AlphaMap



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Advisor Bios

Section 6

Jodie Boutwell

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Jodie Boutwell



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Direct: **603.472.1010** | Cell: **603.369.1403**

Professional Background

Jodie is a native NH resident from the Merrimack Valley area but familiar with many regions of the state. With 40+ years of experiencing and exploring the beauty of NH she can find the right property or buyer for you. Growing up in the mountains, backwoods and beaches of NH and now raising her family here, Jodie knows the appeal of living in this beautiful state.

Being an agent isn't about sales it's about the relationships we build. Having a relationship with your agent means they learn your wants, needs and desires for that new home. It also means I know that your house is not just a building it's a home and has special memories. Selling your home is equally important and means taking care to get you the price and respect you deserve when you sell.

Buying or selling a home is just one chapter of your life but it is one of the most pertinent and impactful. I'd be honored to guide you through that chapter with care, experience, and dedication.

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Professional Background

Alex Losada is a commercial real estate advisor with a sharp analytical mindset and a solid foundation in acquisitions and development. He holds a Master's degree in International Economics and Finance from Brandeis University, with a concentration in Real Estate Finance, and brings expertise in land-use analysis, market evaluation, and project underwriting.

As part of the Commercial Division at Verani Realty, Alex is focused on establishing relationships throughout New Hampshire. His mission is to help clients identify strategic opportunities and realize value through thoughtful transactions. His experience includes roles at Northland Investment Corporation, a national real estate private equity owner-operator, where he supported underwriting for large-scale multifamily and mixed-use projects, and an entrepreneurial investment firm, where he developed fund-level financial models for hospitality-focused assets.

Raised in New Hampshire and fluent in both English and Spanish, Alex offers cultural fluency and clear communication in every interaction. He is also an active member of Rotary International, supporting community initiatives aligned with his values of integrity, service, and connection.

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