



HIGH EXPOSURE, FREE STANDING COMMERCIAL BUILDING

275 CALEF HIGHWAY, EPPING, NH 03042

3,180± SF | OFFERED AT \$795,000 | 1.16± ACRES



Commercial Real Estate Services, Worldwide

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PROPERTY INFORMATION



FOR SALE: \$795,000
Retail/Office: 3,180± SF

DESCRIPTION:

Excellent opportunity to acquire a versatile, high-visibility commercial property in Epping's fast-growing trade corridor. Prominently positioned along Route 125 with approximately 275± feet of frontage, the site offers exceptional visibility and easy access to Route 101 (Exit 7) and I-95.

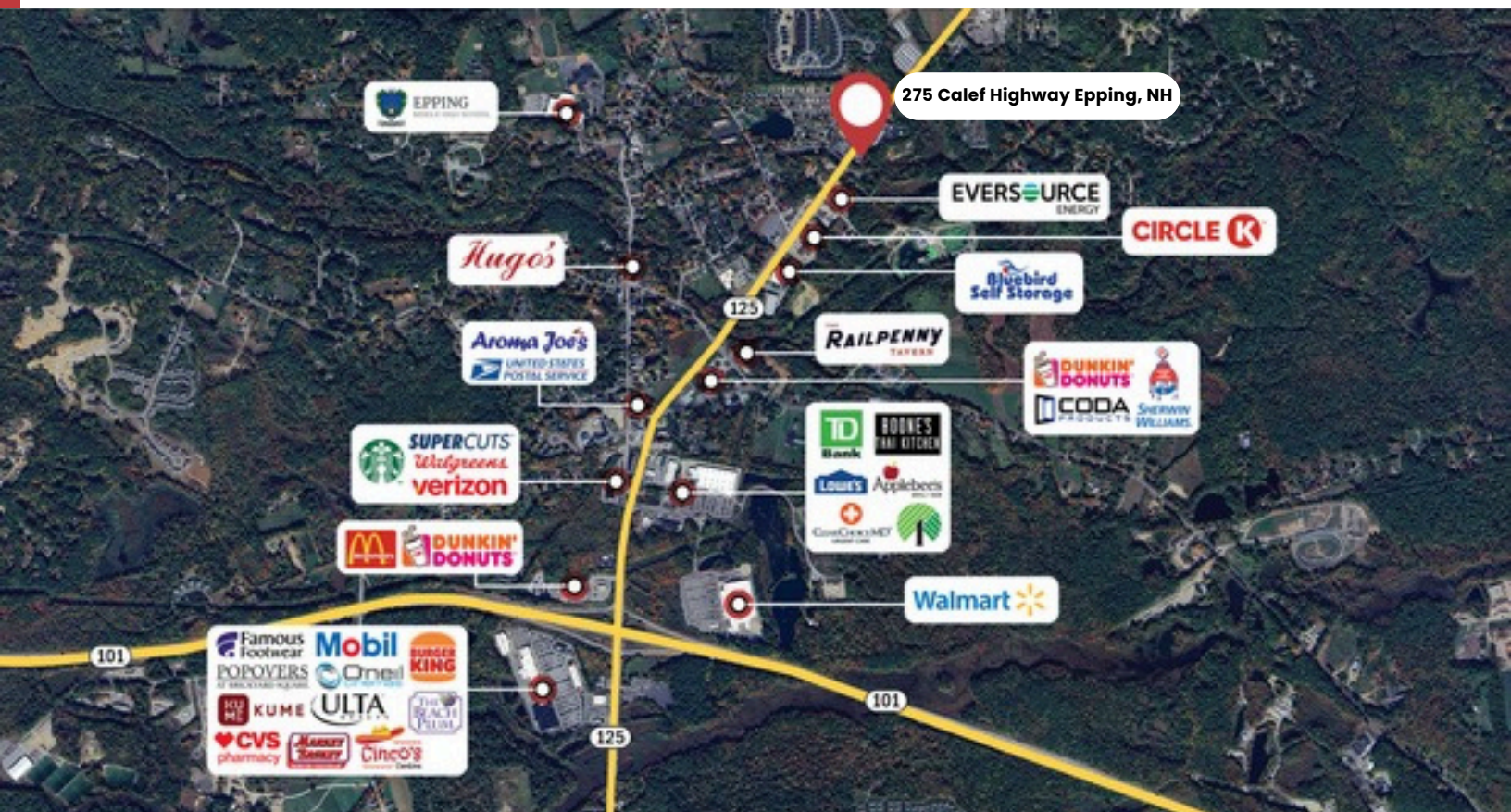
The 3,180± SF free-standing building features a flexible layout that includes retail and workshop areas with large double doors, along with a second-floor office and storage space ideal for administrative, operational, or creative use. Currently operating as a specialty retail store offering gemstones, beads, and jewelry-making supplies, the property is well-suited for a wide range of owner-users or investors seeking a move-in-ready commercial space. The property can also be sold with the existing business and inventory for those interested in a turn-key operation.

Given the building's current configuration, a Buyer may explore the potential to lease portions of the space to generate supplemental income, subject to local approvals and utility setup. The site is served by private water and septic systems, with town utilities available at the street for future connection. The property is ADA compliant with ADA ramp and bathroom. Zoned HC (Highway Commercial) zoning allows for a multitude of uses.

PROPERTY FEATURES:

- **Prime Accessibility:** Minutes from Route 101 and key southern NH and coastal Maine population centers
- **Proximity to Major Retailers:** Near Brickyard Square, Walmart Supercenter, Lowe's, Market Basket, and other national brands
- **Growing Trade Area:** Epping is among New Hampshire's fastest-growing commercial markets
- **Zoning Flexibility:** Highway Commercial zoning supports a wide variety of commercial uses
- **Optional Turn-Key Sale:** Building may be sold with the existing business and inventory
- **Income Potential:** Configuration may allow a future owner to lease sections of the building, subject to approvals

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)



4,006

TOTAL BUSINESSES



43,083

TOTAL EMPLOYEES

INCOME (10 MILE)



\$114,105

MEDIAN HH
INCOME



\$55,411

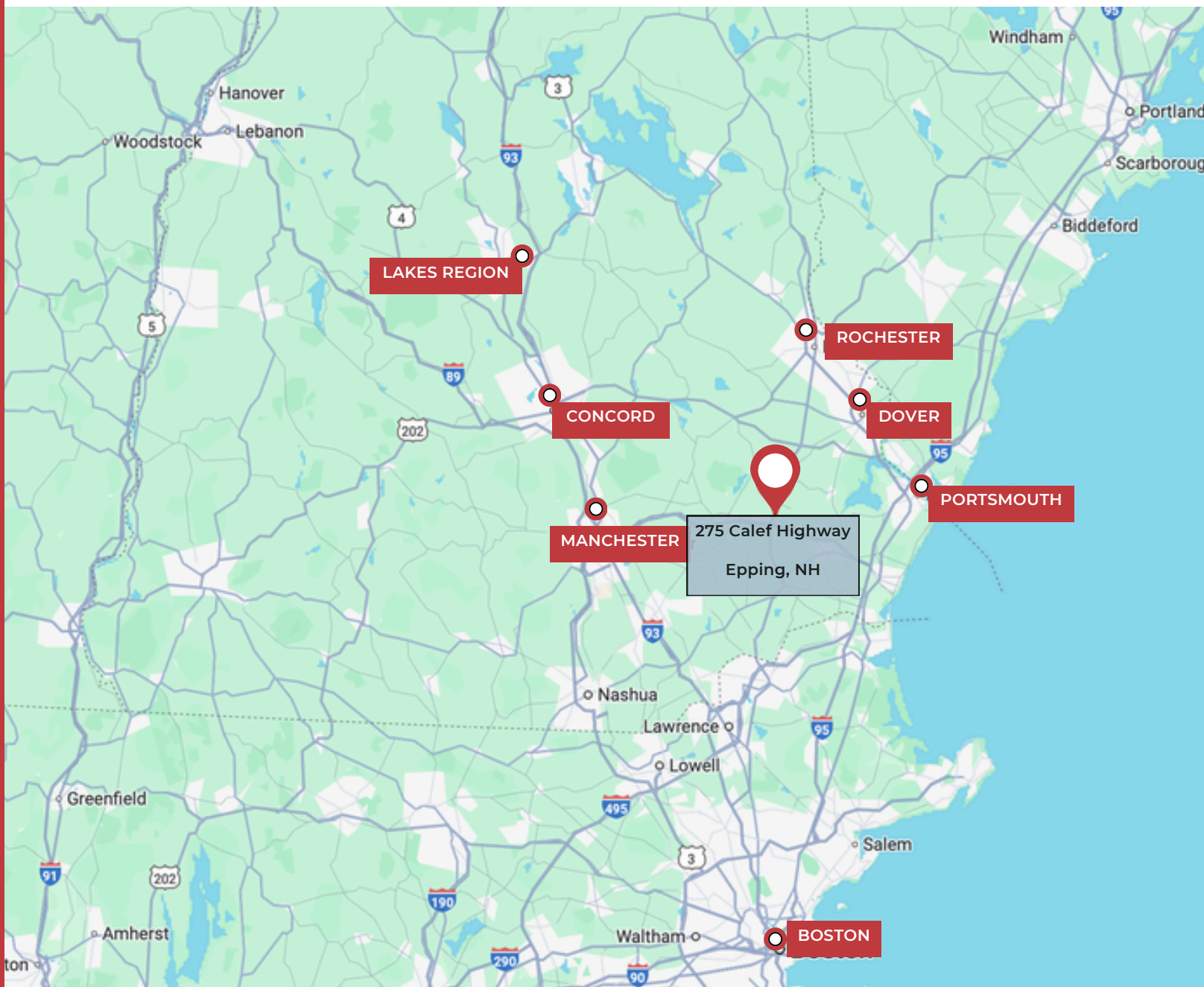
PER CAPITA
INCOME



\$535,456

MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

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

PROPERTY FACT SHEET

Address: 275 Calef Highway, Epping, NH 03042 Price: \$795,000MLS #: 5067909Status:

Active Listing Office: NAI Norwood Group

Listing Agents: Deana Arden | Jessie Gilton

Date Listed: October 30, 2025

Property Overview

Excellent opportunity to acquire a versatile, high-visibility commercial property along Epping's fast-growing Route 125 trade corridor. The ±3,180 SF free-standing building features retail and workshop areas with large double doors, a second-floor office, and storage space suitable for administrative or creative use. The site offers approximately 275 feet of frontage on Route 125 and quick access to Route 101 (Exit 7) and I-95.

Property Details

Building Size: 3,180 ± SF Lot Size: 1.16 ± Acres Zoning: HC – Highway Commercial Year Built: 1950, (Assessor data) Construction: Vinyl exterior, asphalt shingle roof Stories: 1.5, Fully ADA compliant. Basement: Yes –concrete interior access, Parking: 11–20 on-site spaces. Signage: Adequate Visibility, Excellent frontage and exposure along Route 125.

Utilities & Systems

- Heat: Electric
- Cooling: Central AC
- Water: Private well (public water available at street)
- Sewer: Private septic
- Utilities: Other / internet availability unknown
- Gas: Natural gas available at street

Financial Information:

- 2024 Taxes: \$9,665
- Price per SF: \$250.00
- Sale Includes: Real estate only (business and inventory available separately for approximately \$200,000)

Access & Location:

- Directions: From Route 101, take Exit 7 onto Route 125 North (Calef Highway). Continue through Epping's main commercial corridor; property is just past the Route 27 intersection.
- Traffic Count: ±30,000 VPD (Route 125 – estimated)
- Access: Major road access, state highway frontage, paved entry.
- Zoning Highlights: HC (Highway Commercial): Allows a range of retail, office, light industrial and many more.

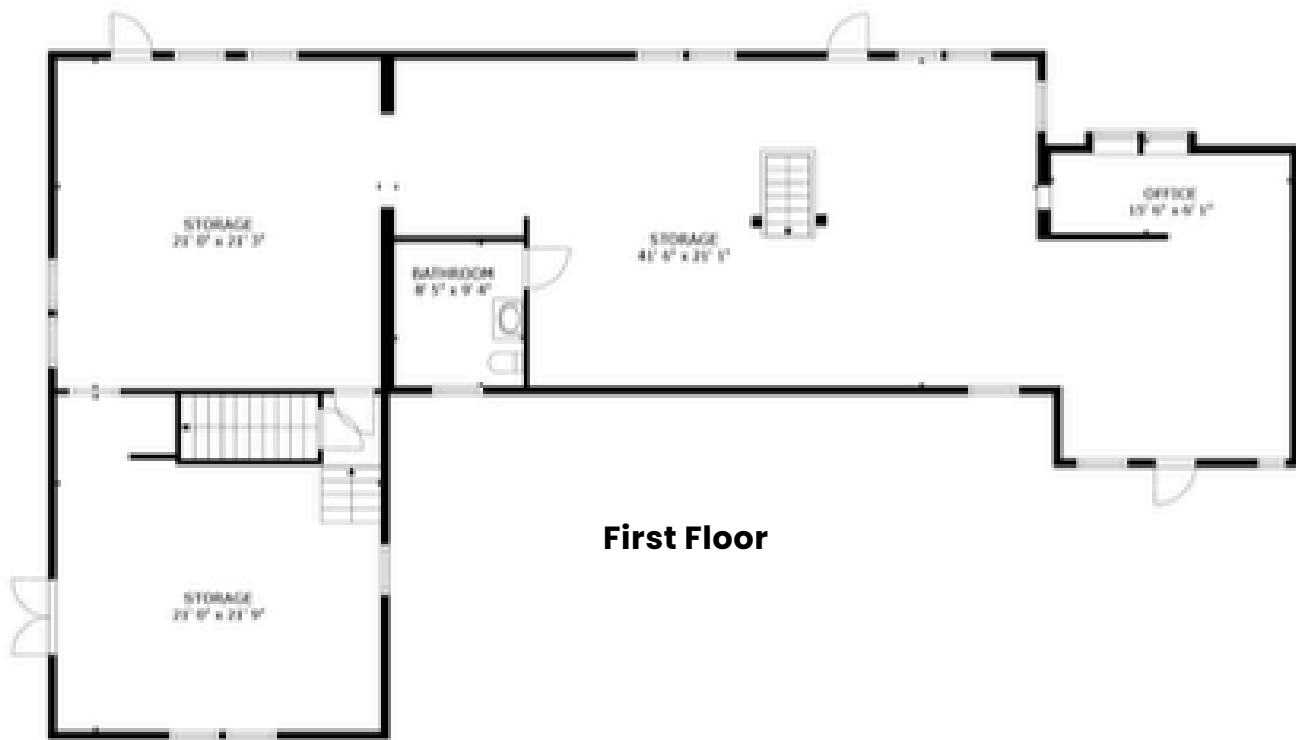
Additional Links:

- Virtual Tour: <https://my.matterport.com/show/?m=MaF84z8NweF>
- Moody's/NECPE: [View Listing](#)
- LoopNet: [View Listing](#)

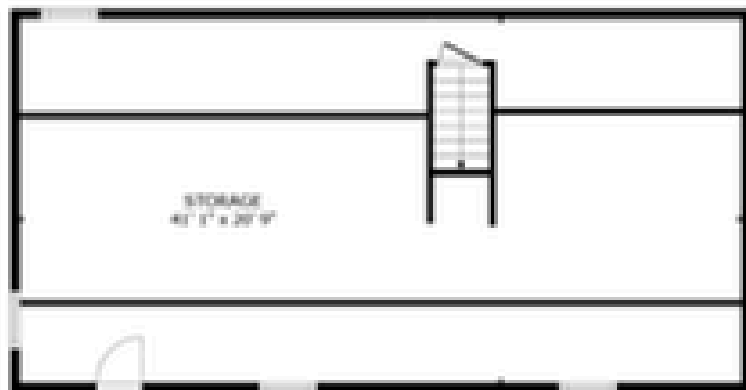
PHOTOS



VIRTUAL TOUR LINK



First Floor



Basement



Second Floor

TAX 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

TAX CARD, CONT.

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

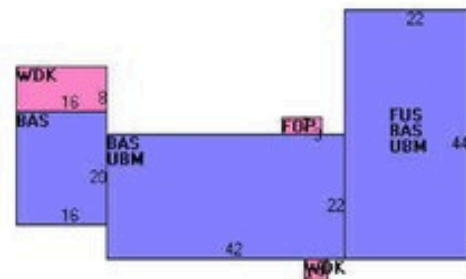
Building Attributes	
Field	Description
Style:	Store
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating 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
% Corn 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).

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		

TAX CARD, CONT.

Land

Land Use		Land Line Valuation	
Use Code	3220	Size (Acres)	1.16
Description	STORE/SHOP	Frontage	
Zone	HC	Depth	
Neighborhood	CH2	Assessed Value	\$535,100
Alt Land Appr	No	Appraised Value	\$535,100
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	COM PAVING-ASPHALT			1500.00 S.F.	\$3,600	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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BK 5598 P6 0786



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 Northwesternly 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

007345

2015 MAR -2 PM 2:19

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

SELLER'S DISCLOSURE



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

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) 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 - 6/2025
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: John Epping Septic

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NH CIBOR, 146 South River Road Bedford, NH 03110
PATRICIA VISCONTE

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Unaffiliated

SELLER'S DISCLOSURE 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.

SELLER'S DISCLOSURE CONT.

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

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.

Rail Venture
SELLER

10/27/25
Date

Don S. A.
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

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Last Revised 2/9/18

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PATRICIA VISCONTE

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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:

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