



HISTORIC COMMERCIAL BUILDING ON MAIN STREET

28B MAIN STREET, RAYMOND, NH 03077

6,085± SF | Sale Price at \$225,000 | 7.71± Acres



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PROPERTY INFORMATION



6,805± SF Available

DESCRIPTION:

Historic Property on 7.71± Acres

Own one of Raymond's most recognizable historic properties. Situated on 7.71± acres in the heart of downtown, the Ai S. Welch Barn offers a unique opportunity for investors, equestrian users, entrepreneurs, or buyers seeking a one-of-a-kind property with character and future potential. The property features the iconic two-story barn, a six-bay garage, and former horse stalls, creating a versatile setting with a variety of potential uses, subject to local approvals. The six-bay garage is currently leased to a tenant-at-will generating \$1,450 per month in rental income. The current owner is willing to lease back the horse facilities or continue boarding her horses on the property, providing potential additional income for the new owner.

Recent improvements include a new roof (2022) and upgraded three-phase electrical service. Conveniently located less than 1.5 miles from NH Route 101, the property offers easy access to Manchester, the Seacoast, and I-95 while maintaining the charm and visibility of a downtown Raymond location.

The property is being sold as is and is subject to a testing request by the New Hampshire Department of Environmental Services (NHDES) under Env-Or 600. Buyers are encouraged to conduct their own due diligence and consult with qualified professionals regarding the property's physical condition, environmental matters, zoning, and intended use prior to closing.

Proof of funds is required prior to scheduling a showing.

PROPERTY FEATURES:

- High Visibility
- Easy Access to I-95 and 101
- Walkable Main Street Area
- Multiple Permitted Uses

DEMOGRAPHICS

Strategically located near Route 101, providing easy access to I-95



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	6,123	20,916	72,845
Households	2,606	8,166	27,189
Families	1,736	5,916	20,563
Avg HH Size	2.35	2.55	2.66
Median Age	45.3	44.3	44.0
Median HH Income	\$85,479	\$101,285	\$117,300
Avg HH Income	\$102,452	\$123,956	\$147,414

BUSINESSES (10 MILE)



2,183

TOTAL BUSINESSES



16,951

TOTAL EMPLOYEES

INCOME (10 MILE)



\$117,300

MEDIAN HH INCOME



\$55,209

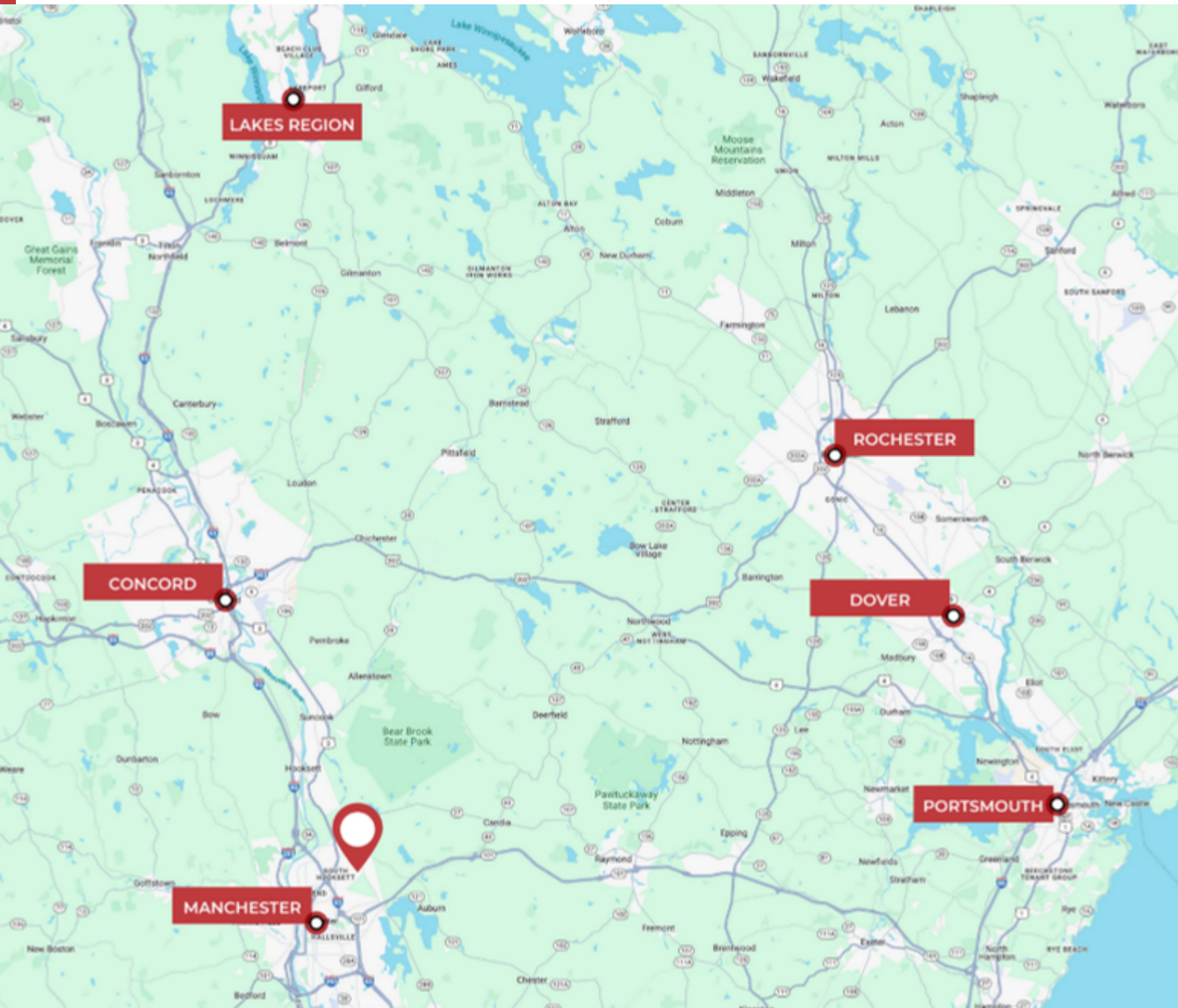
PER CAPITA INCOME



\$657,548

MEDIAN NET WORTH

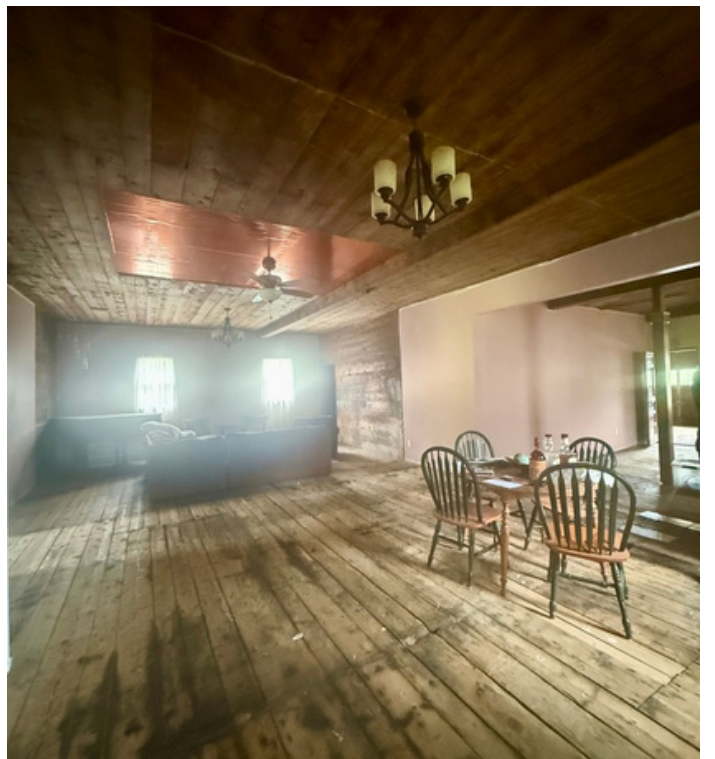
MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	10 mins	Concord, NH	23 mins
Portsmouth, NH	45 mins	Dover, NH	51 mins
Boston, MA	1 hr	Lakes Region, NH	1 hr 38 mins

PHOTOS



SELLER NOTES

28B Main Street Seller Notes:
July 2026

Zoning – property was classified as C1 Commercial until spring 2026 when the Town of Raymond changed it to residential. Note the Property Owners have not been directly notified of this change.

Access – the deeded access is the driveway between the main barn and the apartment building. There is secondary right of way access from the property out to Harriman Rd per the deed, buyer would need to investigate use of this.

Water – the main barn share water with 28 Main Street, while the outdoor sources are shared with 30 Main Street. Recommend buyers talk to Scott Keddy at the water department regarding future separate tie in the main water line. There is a meter in the basement of the main barn to determine usage.

Septic – Main barn is on a shared septic with 28 Main Street. See quote for separate septic design.

NHDES – see latest report on well testing, recommend speaking directly with NHDES for information.

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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