



HISTORIC COMMERCIAL BUILDING ON MAIN STREET

28B MAIN STREET, RAYMOND, NH 03077

6,085± SF | Sale Price at \$285,000 | 7.71± Acres



Commercial Real Estate Services, Worldwide

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

PORTSMOUTH:
2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com

CONTACT:

DEANA ARDEN
(603) 682 3440
darden@nainorwoodgroup.com

JAY BROUSSEAU
(603) 316 8777
jay@nainorwoodgroup.com

PROPERTY INFORMATION



6,805± SF Available

DESCRIPTION:

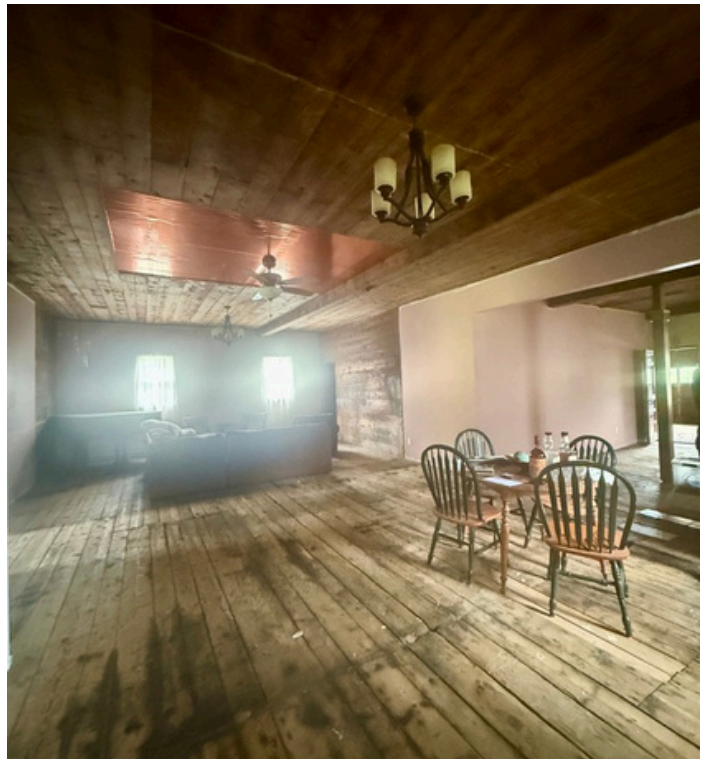
Rare opportunity to acquire a historic commercial property in the heart of Raymond. Known as the Al S. Welch Barn, this iconic two-story structure dates back to c. 1880 and features a new roof (2022) and three-phase power, allowing for a variety of commercial or industrial uses. The 7.71-acre parcel includes a six-bay garage and former horse stall, offering both functional space and redevelopment potential. Located in the C-1 Commercial Zone with permitted uses including office, retail, restaurant, warehousing, and light manufacturing (by special exception).

Excellent access, less than 1.5 miles from NH Route 101 with easy connectivity to Manchester, the Seacoast, and I-95. All uses subject to town and Historic District Commission approvals.

PROPERTY FEATURES:

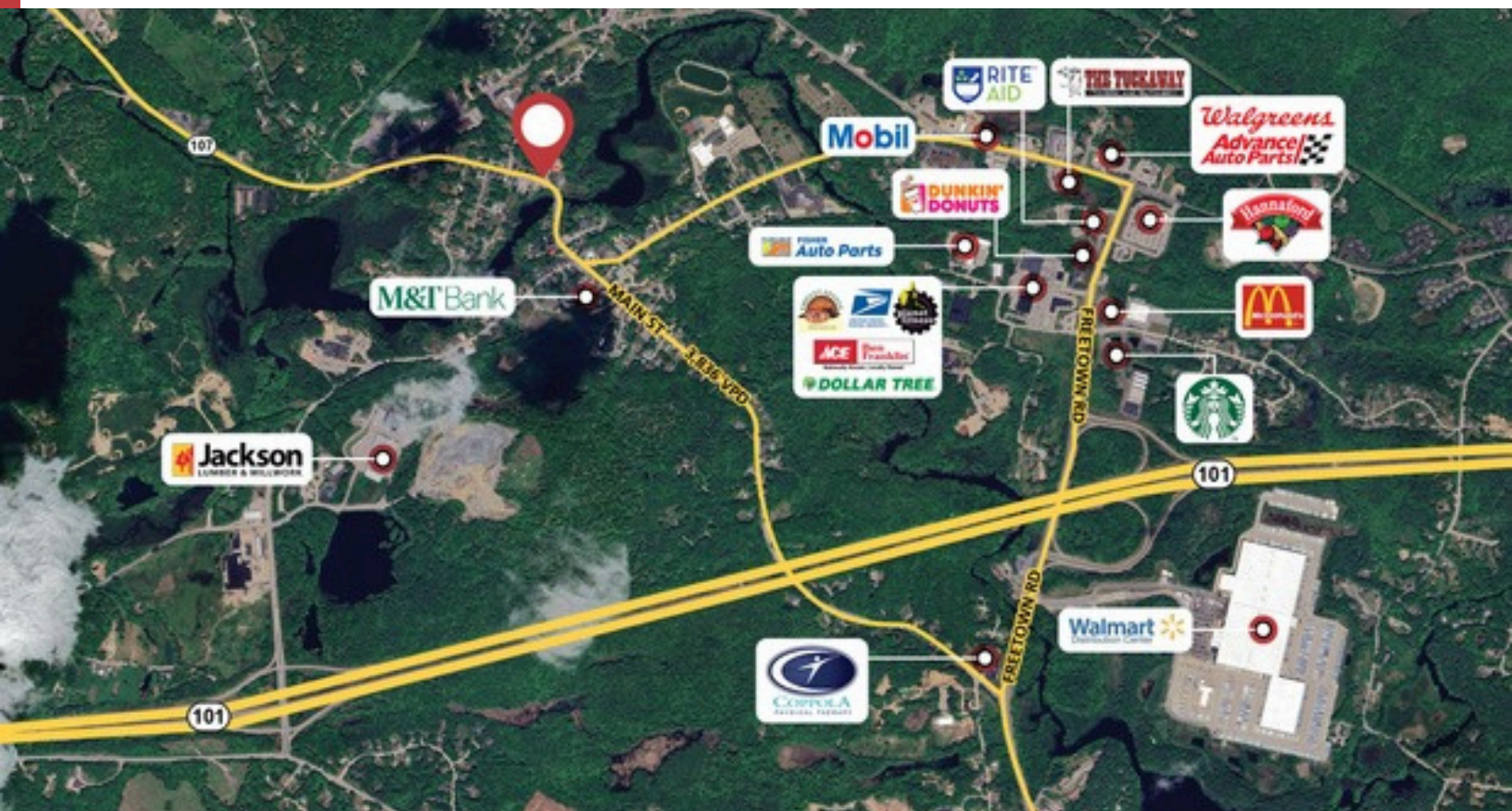
- High Visibility
- Easy Access to I-95 and 101
- Walkable Main Street Area
- Multiple Permitted Uses

PHOTOS



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



Property Address 28 B Main St
Raymond NH 03677

NH CIBOR



Mandatory New Hampshire Real Estate Disclosure & Notification Form

1) NOTIFICATION RADON, ARSSENIC 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 N/A
 Type: (public)
 Location: _____
 Malfunctions: _____
 Date of Installation: _____
 Date of most recent water test: _____
 Problems with system: _____

Barn pulls from
28 Main
Garage/Horses pull
from 30 Main

SEWERAGE DISPOSAL SYSTEM N/A
 Size of Tank: _____
 Type of system: _____
 Location: _____
 Malfunctions: _____
 Age of system: _____
 Date most recently serviced: _____
 Name of Contractor who services system: _____

Barn disposal
septic is on
28 Main St
system

Property Address 28 B Main St
Raymond NH 03877

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 ☐ Barn attached to 28 Main St system

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.

Property Address 28 B Main St
Raymond NH 03877

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: 28 B Main Street

Unit Number (if applicable): _____

Town: Raymond

Missa M. Dufur
SELLER

6/26/25
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

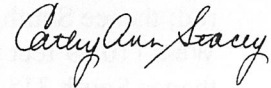
Date

BUYER

Date

After recording mail to:

Therren & Alissa Welch
 47 Lisa Ave
 Raymond, NH 03077



LCHIP	ROA594962	25.00
RECORDING		18.00
SURCHARGE		2.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Inez Welch** (unremarried widow) of 103 Main Street, Raymond, Rockingham County, State of New Hampshire 03077,

FOR CONSIDERATION PAID hereby grants to **Therren S. Welch and Alissa L. Welch** (husband & wife), with a mailing address of 47 Lisa Ave, Raymond, Rockingham County, State of New Hampshire 03077, as joint tenants with the rights of survivorship, with
QUITCLAIM COVENANTS:

A parcel of land, together with any buildings thereon, located on the Southeasterly side of Harriman Road in the Town of Raymond, County of Rockingham and State of New Hampshire, and being shown as Lot 89-1 on a plan of land entitled "A Survey and Plat of a Re-Subdivision Prepared for the Josephine Welch Estate, Situated in the Town of Raymond, New Hampshire", prepared by R.S.L. Layout & Design, Inc., Dated July 24, 1997, revised October 16, 1997, recorded in Rockingham County Registry of Deeds as Plan #D-25811, and according to which plan said tract is more particularly bounded and described as follows:

Beginning at a stone bound on the Southerly side of Harriman Road at the Southwesterly corner of the parcel and the Northwesterly corner of Lot 89-3; thence North 14° 14' 28" East 63.46 feet by Harriman Road to a point; thence South 75° 49' 56" East 100.05 feet by land now or formerly of MacDonald to an iron pipe; thence North 14° 13' 26" East 200.55 feet by the MacDonald land to an iron pipe; thence North 76° 08' 46" West 99.99 feet by the MacDonald land to Harriman Road; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 315.23 feet and a length of 106.74 feet to a point; thence North 33° 38' 33" East 269.75 feet by Harriman Rod to a point; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 278.80 feet and a length of 135.19 feet to a point; thence North 61° 25' 31" East 147.00 feet by Harriman Road to a point; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 609.83 feet and a length of 95.87 feet to a point; thence South 18° 52' 10" West 481.49 feet by land now or formerly of Edwin H. Dickinson; thence North 89° 30' 11" East 391.47 feet by the Dickinson land and by land now or formerly of Helen Carrier to a point; thence South 32° 10' 27" West 315.08 feet by land now or formerly of Vernon & Lucy Downing to a steel rod; thence North 68° 35' 35" West 84.98 feet to a steel rod; thence South 30° 18' 06" West 99.44 feet to a steel rod; thence South 68° 35' 35" East 72.23 feet to a steel

Signed on this 4 day of Nov., 2021

Inez Welch
Inez Welch

STATE OF N.H.
COUNTY OF Rockingham

On this 4 day of November, 2021, personally appeared the above-named **Inez Welch** known to me or satisfactorily proven through proof of identification of a Driver's License, to be the individual who executed the foregoing instrument, and swore to and acknowledged the same to be her voluntary act and deed.

Before me,



Kristen Smith
Notary Public / Justice of the Peace
My commission expires:



The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

EMAIL ONLY

August 20, 2025



LEAKING UNDERGROUND STORAGE TANK PROJECT COMPLETE

Subject Site: **Raymond** – Ai S Welch & Sons, 28 Main Street
DES Site #198906059, LUST Project #826, HAZWASTE Project #11021

28 Main Street Area, Main Street
DES Site #201406016, SITEEVALHW Project #33070

Request for Information (email), dated August 14, 2025 regarding property at 28B Main Street (DES #198906059, LUST Project #826, Activity #342192)

Dear Alissa Del Tufo:

The New Hampshire Department of Environmental Services (NHDES) has reviewed the above-referenced email and other information in our files for two sites associated with the 28B Main Street property, including the Ai S Welch & Sons site (DES #198906059) and the 28 Main Street Area site (DES #201406016). The August 14, 2025 email requests information regarding petroleum storage and hazardous waste conditions at the 28B Main Street property. This letter pertains only to the petroleum storage at the property and soil and groundwater environmental data associated with petroleum storage. A response regarding hazardous waste conditions at the property will be provided by the NHDES Hazardous Waste Remediation Bureau (HWRB) under separate cover. The Raymond property assessment card for the property where the petroleum storage facility was located references the property address as 28B Main Street.

Oil Remediation and Compliance Bureau personnel reviewed the “Final Report for 28 Main Street Area, Combined Preliminary Assessment/Site Inspection, Raymond, New Hampshire,” provided with the August 14th request and which is part of the NHDES Site #201406016, 28 Main Street Area site file. This report was prepared for the U.S. Environmental Protection Agency by Weston Solutions, Inc. dated May 2017. This report summarized previously completed assessment of soil and groundwater conditions at the former petroleum storage facility documenting that site conditions in 2017 met NHDES soil and groundwater standards for petroleum constituents. The above ground storage tank at the site was removed in 2006. A copy of NHDES correspondence dated March 27, 2006 regarding this closure is attached for your information. Four underground petroleum storage tanks were closed by removal in 1989 prior to implementation of the requirement to document closure activities and submit a report to the NHDES.

NHDES has reviewed these reports and other information concerning this past release of petroleum hydrocarbons. This information was compared with the following cleanup criteria:

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

1. All human health hazards associated with direct exposure to the LUST project contaminants through dermal contact, ingestion, and inhalation have been eliminated;
2. All necessary activity and use restrictions for the LUST project have been implemented;
3. All sources of groundwater contamination for the LUST project have been eliminated;
4. All on-site and off-site dissolved contamination levels for the LUST project meet groundwater quality criteria as specified in Env-Or 603.01;
5. All penalty(ies) or fine(s) issued under RSA 146-A, RSA 146-C, RSA 147-A, and RSA 485-C have been paid;
6. All invoices associated with NHDES's recoverable cost pursuant to RSA 146-A, RSA 146-C, RSA 147-A, and RSA 485-C have been paid, have been waived, or payment can be made by direct transfer from the State's petroleum reimbursement fund(s); and,
7. All fees or costs due under RSA 147-F have been paid.

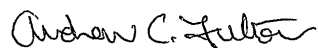
NHDES has concluded that the LUST project meets the above cleanup criteria. Therefore, no additional investigation or remedial measures shall be required for the LUST project.

Please note that this letter only applies to the LUST project at this site and is not a Certificate of No Further Action. Soil and/or groundwater contamination associated with the HAZWASTE project remain at this site. The NHDES Hazardous Waste Remediation Bureau (HWRB) will provide comments regarding future requirements for the investigation and remediation of the HAZWASTE project. Site closure and the issuance of a Certificate of No Further Action cannot occur until the HAZWASTE project meets the above cleanup criteria and all other NHDES corrective action requirements are completed.

NHDES reserves the right, under New Hampshire Code of Administrative Rules Env-Or 600, Contaminated Site Management, to require additional investigations, remedial measures, or groundwater monitoring if further information indicating the need for such work becomes known.

Please do not hesitate to contact me if you have any questions about this letter.

Sincerely,

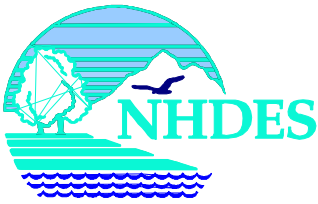


Andrew C. Fulton, P.G.
Oil Remediation and Compliance Bureau
Tel: (603) 271-7376
Email: andrew.c.fulton@des.nh.gov

Attachments: NHDES Correspondence dated March 27, 2006 regarding Aboveground Storage Tank Closure Report

ec: Jeffrey Marts, P.G., HWRB
Raymond Health Officer

Route/ec: Margaret Bastien, P.E., ORCB

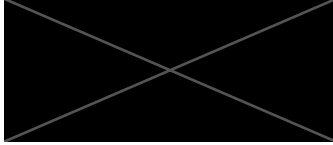


The State of New Hampshire
Department of Environmental Services



Michael P. Nolin
Commissioner

March 27, 2006



SUBJECT: RAYMOND – Welch & Sons, Inc., 28 Main Street: Aboveground Storage Tank Closure Report, December 31, 2005 by Allseasons Environmental, LLC (DES#198906059)

Dear Mr. Welch:

The New Hampshire Department of Environmental Services (DES) has reviewed the report for the November 23, 2005 tank closure for the 20,000 gallon above ground fuel oil tank removed at the above referenced facility. Based upon the information contained in the report, DES has concluded that:

1. It does not appear that a discharge of petroleum that would ultimately impact surface water or groundwater of the State has occurred from this tank. Therefore, DES will not require additional investigation or remedial measures related to this tank removal.
2. The owner(s) of this facility must meet the goals of the N.H. Administrative Rules Env-Wm 1403, *Groundwater Management and Groundwater Release Detection Permits*. That is, groundwater at the site must continue to meet drinking water quality standards. The owner shall not undertake any activities that might result in Ambient Groundwater Quality Standards being exceeded at the site.

DES reserves the right (under N.H. Administrative Rules Env-Wm 1403, *Groundwater Management and Groundwater Release Permits* and N.H. Administrative Rules Env-Wm 1600, *Standards for Reporting and Remediation of Oil Discharges*) to require hydro-geological investigations and/or remedial measures, if further information indicating the need for such work becomes known.

If you have any questions, please contact me at the Waste Management Division.

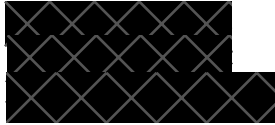
Sincerely,

Charles Berube, P.G.
Oil Remediation & Compliance Bureau
Tel. (603) 271-3644
Fax (603) 271-2181
Email: cberube@des.state.nh.us

cc: Allseasons Environmental, LLC
Michael Juranty, P.E., ORCB
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December 2, 2020



Re: Rear Addition Assessment
28B Main Street
Raymond, NH

Dear Ms. Welch,

At your request, a site visit was made on November 24, 2020 to the above address to observe the existing conditions of the rear addition and make recommendations to achieve a safe structure. This report is based on visual and accessible observations. Attached are photographs.

Discussion & Observations

The +/- 16'-6" x 36'-0" one-story, wood framed structure rests on a combination of foundation types including stone and brick masonry, wood piers, and concrete pylons. The roof and wall framing do not exhibit any distress or fractures.

The following noteworthy items require repair to achieve and restore the structure to a safe condition:

Item 1 – Rear Rim Joist

The rear rim joist is either missing or deteriorated due to weather causing the floor joists and rear wall to be inadequately supported.

Recommendation: Install a pressure treated rim joist on the full length of the rear wall. Attach floor joists to rim using joist hangers.

Item 2 – Concrete Floor Slab

The middle third of the floor consists of a concrete floor slab on grade that has cracked and settled causing a tripping condition. The slab is supported by backfill and 3 stone masonry walls. The masonry walls are stable.

P:\2020 JOBS\20-157 Welch, Alissa\Documents\20-157 Report dated 12-02-20.docx

civil & structural consultants, land planners

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM

Recommendation: Remove the concrete slab and construct a new slab. Top of slab to be level with adjacent wood floors.

Item 3 – Rear Wall Framing

The rear wood framed wall has a sagging door header spanning the original door opening.

Recommendation: The opening shall be filled in with like kind studs to reduce the header span and at the same time, install a new 3'-0" wide door to serve as a second egress.

Item 4 – Exterior Platform & Stairs

The current ladder is unsafe and unsecured.

Recommendation: Construct a platform at the doorway and stairs to serve as a second means of egress. The platform must be level with the floor and the stairs have a minimum width of 44 inches with a handrail on each side.

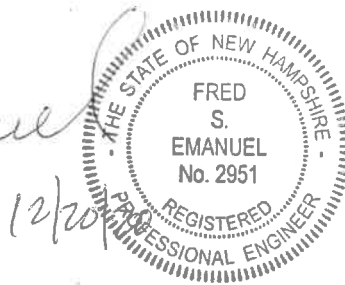
Summary

The 4 recommended items in this report will restore the structure to a safe condition. The roof framing exhibits no signs of distress.

This completes my report. If you should have any questions or need further assistance, please advise.

Very truly yours,

Fred Emanuel
Fred Emanuel, P.E.



Attachment : Photographs (14 pages)



New Hampshire Preservation Alliance - Barn Assessment Worksheet

Owner(s): THERREN & ALISSA WELCH Date: OCTOBER 21, 2017

Farm Name: _____

Address of Barn: 283 MAIN STREET Town: RAYMOND

Mailing Address (if different): [REDACTED] Town: [REDACTED]

Brief History of Barn/Farm/Property:

BUILT ~1880 AS LIVERY STABLE, EVENTUALLY HOME OF
AL S. WELCH & SONS OIL COMPANY UNTIL 2001

Use page 3 if additional space is required.

Barn Style: GABLE Approximate Date of Construction: ~1880

Approx. Dimensions: 35x50 Framing: ☐ hewn, ☐ up & down, ☒ circular sawn, ☒ stick, ☒ mixed

Main Barn Doors: ☒ ORIGINAL sliding, ☐ hinged, ☐ offset Nails: ☐ handmade, ☐ cut, ☐ wire

Cellar Access? ☒ OVERHEAD NOW yes, ☐ no Active Agricultural Use? ☐ yes, ☒ no, if yes, what? _____

Interesting Features: HANDSOME CUPOLA, KING TRUSSES HOLD UP
SECOND FLOOR

Barn Owner: THERPEN & ALISSA WELCHBarn Consultant: ED PAPEPhone #: 664-2760

New Hampshire Preservation Alliance - Barn Assessment Worksheet - page 2

	Building Material	Condition: poor/fair/ good/excellent	Specific Problems	Suggested Repairs	Rough Estimate for Repairs
Framing	2X BALLOON FRAME	GOOD	① ROOF SAG UNDER WEIGHT OF CUPOLA, 5 LAYERS OF SHINGLES, & 2X6 RAFTERS ② BULGE OR SAG IN SECOND FLOOR ③ CRACKED JOISTS IN CELLAR	① REMOVE OLD SHINGLES AND SUPPORT RAFTERS AT MIDPOINT AND/OR CUPOLA ② INVESTIGATE FURTHER ③ LIFT & ADD HANGERS	
Foundation	STONE & CONCRETE	GOOD			
Grading/ Slope/ Vegetation	ASPHALT AND GRASS	FAIR CONDITION GRADE GOOD			
Exterior sheathing/ Siding	CLAPBOARDS	FAIR TO GOOD	SOME ROTTED, MOST NEED PAINT SCRAPED	REPLACE & PAINT	PLAN ON \$50/HR. FOR LABOR
Windows/ Doors		FAIR TO EXCELLENT - SOME PLYWOOD INSERTS		REPLACEMENT IN PROGRESS	
Roof	ASPHALT	FAIR TO POOR IN SPOTS		STRIP OLD SHINGLES ~\$2000 AND REPLACE	ASPHALT \$4/SQFT STEEL \$6/SQFT

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:

DEANA ARDEN

SENIOR ADVISOR

tel (603) 637-2014

mobile (603) 682-3440

arden@nainorwoodgroup.com

JAY BROUSSEAU

BROKER

tel (603) 668-7000

mobile (603) 316-8777

jay@nainorwoodgroup.com



Commercial Real Estate Services, Worldwide

NAI Norwood Group

116 South River Road

Bedford, NH 03110

www.nainorwoodgroup.com