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HATHAWAY**  
HOMESERVICES

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REALTY



# Historic Mixed-Use Estate with Immediate Cash Flow & Growth Potential

288 N River Rd, Epping, NH 03042

Exclusively Represented By:

**Patrick Cheetham**

Broker

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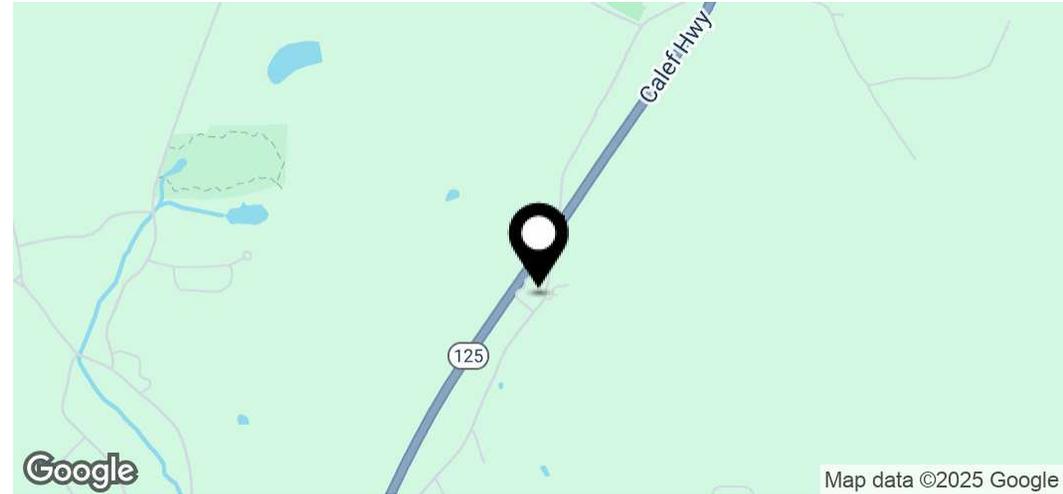
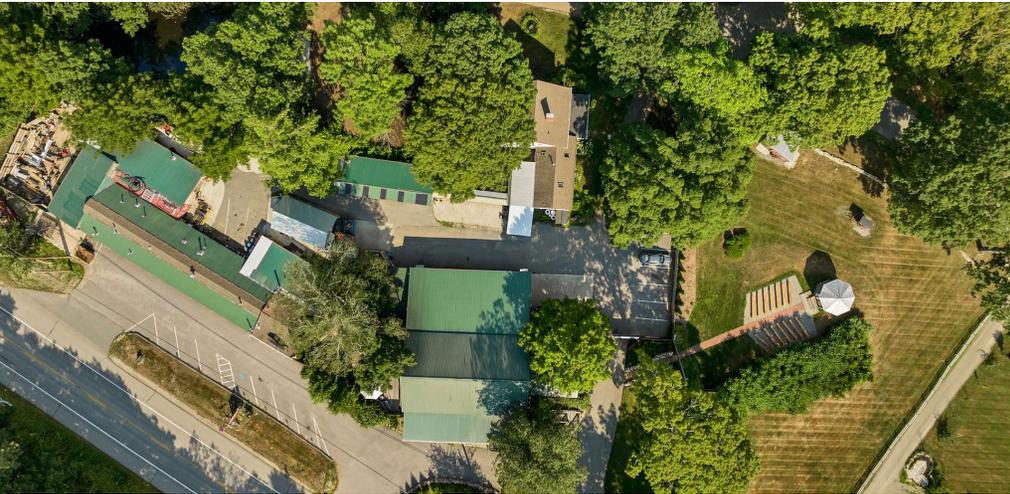
OFFERING MEMORANDUM

# Property Information

## Section 1

# Executive Summary

FOR SALE



## Offering Summary

Price	\$2,225,000
Site Size	169,763 SF
Year Built	1830

## Location Overview

This historic barn turned event venue offers a unique opportunity for discerning investors. Boasting ample parking and tremendous income potential, this versatile property features additional space for tenants, making it an ideal fit for contractors seeking garage bays and ample storage. The blend of rustic charm and modern amenities makes this venue a captivating choice for a variety of events. Located near Route 101 Exit 7, this prime location provides easy access to major roadways, ensuring convenience for guests and tenants alike. Don't miss out on the chance to invest in this exceptional property with endless possibilities.

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# Josiah's Meetinghouse Highlights

FOR SALE



## Meetinghouse Event Center Highlights

- The Barn has brand new power run underground as well as all other utilities. The current electrical upgrade project that is taking place along Route 125 will bring in new wires and also will upgrade The Barn to triple phase power. This is being provided by Eversource at no charge to the property.
- The heating system for The Barn is provided by a caddy Alterra pellet furnace and a Napoleon 120,000 BTU propane – furnace and the unit also provide provides 50,000 BTUs of cooling.
- The Barn was constructed in 1800 at the same time the house was built and in the same technique, Its original footprint was 40 x 60 and originally had three full floors and an indoor silo.
- Water System: A new heavy-duty water distribution system serves the house, office, front store, and barn. A new artesian well pump was installed in 2022 by Advanced Pump & Filter of Barrington, NH.
- Two separate 200-amp panels, one dedicated to the house and the other to the office.
- 25' x 24' pavilion off of the side of the barn faces the field and allow for indoor weddings in the event of inclement weather. It also can be used for many other uses.

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FOR SALE



## Meetinghouse Event Center Highlights

- There is an additional 50,000 BTU hot air system connected to the pellet furnace providing 10,000 BTUs worth of cooling for the summer and over 200,000 BTUs of heating for the winter.
- The barn has been fully insulated, with added vapor barrier utilizing Rockwall insulation, fire approved materials, and a fire retardant that was sprayed on to all the wood that you see inside the venue hall.
- The Barn also has a full 8 foot foundation and every 12 feet has cement block supporting walls that go down to footings. It also has 6 inch poured concrete floor.
- The driveway in front of the store was designed by Diamond Paving and built to the same specifications as if they were building a highway. There's 18 inches of crushed gravel, 6 inches of stone dust, 6 inches of binder material compacted to 3 inches and a 3 inch layer topcoat. It is designed for tractor trailers and heavy traffic to drive upon it.
- Honeywell annunciator Fire Alarm System as well as ADT security. The property also has numerous other security speeches.

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# Josiah's Meetinghouse

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## Property Description

We offer gorgeous views of rolling fields and conservation land. The rustic barn interior offers all the high tech equipment you would expect to find in a modern facility. You have a choice of where to have your special event either in the indoor pavilion or at the outdoor gazebo.

## What's Included

This unique and rare Mixed-use offering includes the Josiah Meetinghouse wedding venue, retail showroom (current home of the Fire House Stove Shoppe), a gravel/stone 80+ space parking lot, and a 3-bed single family home all on a 3.97+/- acre lot.

<https://www.josiahsmeetinghouse.com/>

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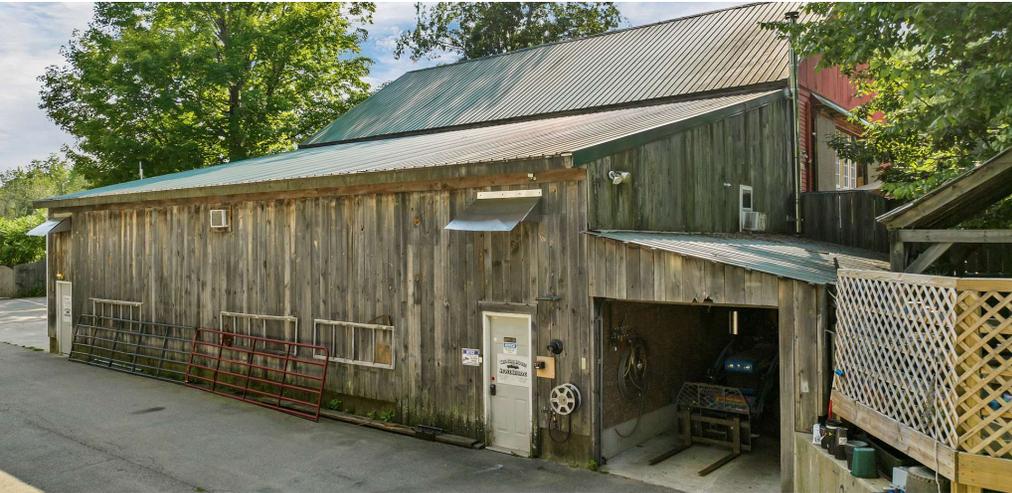
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# Josiah's Meetinghouse Highlights

FOR SALE



## Barn Highlights

- The front porch of the barn was added, as well as replacing 80% of the original 10 x 10 Oak sill-plate. This was replaced with a rough cut pressure treated Hemlock beam that came in two pieces and was notched and pegged and replaced with the original sill-plate was.
- The back of the barn boasts a 30' x 60' addition that was constructed in 2012. It is insulated and conforms to all state rules and regulations allowing us to have a function hall on one side and a truck and tractor bay in the other half. The entire building has two separate walls that separate it and was built entirely to state Fire Marshal's requirements in 2014.
- The pond outback is private to the property and is approximately 25 feet deep in the middle. The fire department has a standpipe that is connected to it and can use the pond at the discretion for firefighting purposes in and around our area.
- The barn has a Honeywell annunciator Fire Alarm System as well as ADT security monitoring. The property also has numerous other security speeches.

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# Single Family Home

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## Property Description

The original structure is exceptionally sound, and any suspected compromised materials have been replaced. All restoration and renovation efforts have been completed to meet or exceed current building codes.

**Foundation:** Built on a full 8-foot-deep stone foundation using quarried stone from Portsmouth and surrounding areas. In 2020, the basement floor was excavated an additional 4 inches and a new 6000 PSI reinforced concrete floor was poured. There is also a dug well that is part of the house's history, which has been filled in for safety with drainage stone and works as an exceptional drain.

A new exterior vestibule and stairway were added for direct basement access. Control panels for electrical and plumbing are easily accessible in this area. The basement includes permanent storage racks, which will remain with the property.

**Roof:** 30-year architectural shingles installed 15 years ago and still performing well.

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# Single Family Home

FOR SALE



## Home Highlights

- This unique property showcases 8x8 post and beam oak construction, a hallmark of 1800s craftsmanship. During that era, it was common to enlist the skills of boat builders from Portsmouth, Newburyport, Seabrook, and neighboring towns.
- These expert craftsmen, renowned for their precision woodworking in shipbuilding, hand-built the structure you see today. Their meticulous work has stood the test of time—the home remains as structurally sound now as it was when originally constructed.
- Traditionally built by hand, structures like this one may have benefited from limited use of sawmills powered by the nearby Lamprey River. However, due to the river's inconsistent flow, most of the beam work was likely done manually—a true testament to the integrity and dedication of the builders.
- The kitchen was just remodeled 10 years ago. Although this house was never built with an indoor kitchen, we had to work within our boundaries and create a comfortable country style kitchen that has quality features and upgrades.

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# Single Family Home

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## Home Highlights

- The kitchen has a dual oven professional gas range, an additional electric convection oven. The matching granite kitchen table and the refrigerator is included in the sale. The kitchen ceiling and overhead range hood was just constructed recently, and it's fully functional.
- Hot water is provided by a Rinai on demand hot water heater that serves both the house and the office bathroom.
- The furnace is a 10 year old Napoleon 90,000 BTU high efficiency to stage gas furnace with a four-ton 48,000 BTU's cooling air conditioning coil system that provides the house's heating and cooling. It also has a newer Napoleon 60,000 BTU gas fired furnace in the attic that provides heat only.
- The kitchen table was constructed using the original barn floors from our restoration project. It was traditionally built with notches and pegs to hold it together, as Josiah would have built one back in the 1800s. We decided to go with the matching granite top which helps it give that modern touch. The black chairs and black bench is also included in the sale of the house.

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# Single Family Home Photos

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# Retail Showroom Highlights

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## Property Highlights

- Leased Retail: Fire House Stove Shoppe – established regional business
- Leased Event Venue: Josiah's Meetinghouse – turnkey operation with bookings
- Retail Showroom: Nearing completion – ready to lease or operate
- Workshops: Rentable flex spaces with utilities and private access
- Brand new Napoleon 5 ton air-conditioning system and gas furnace
- Newly constructed office off the back of the building that is 20' x 26' and most of the dwelling is covered with newer metal roofing. The kitchen and bathroom were completely remodeled in 2015.
- The building's proximity to route 125 and front bridge are grandfathered to its position, assuring any potential buyer that the building will never need to be moved.
- Audio and video security system with recording capabilities throughout the entire property.

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# Additional Photos

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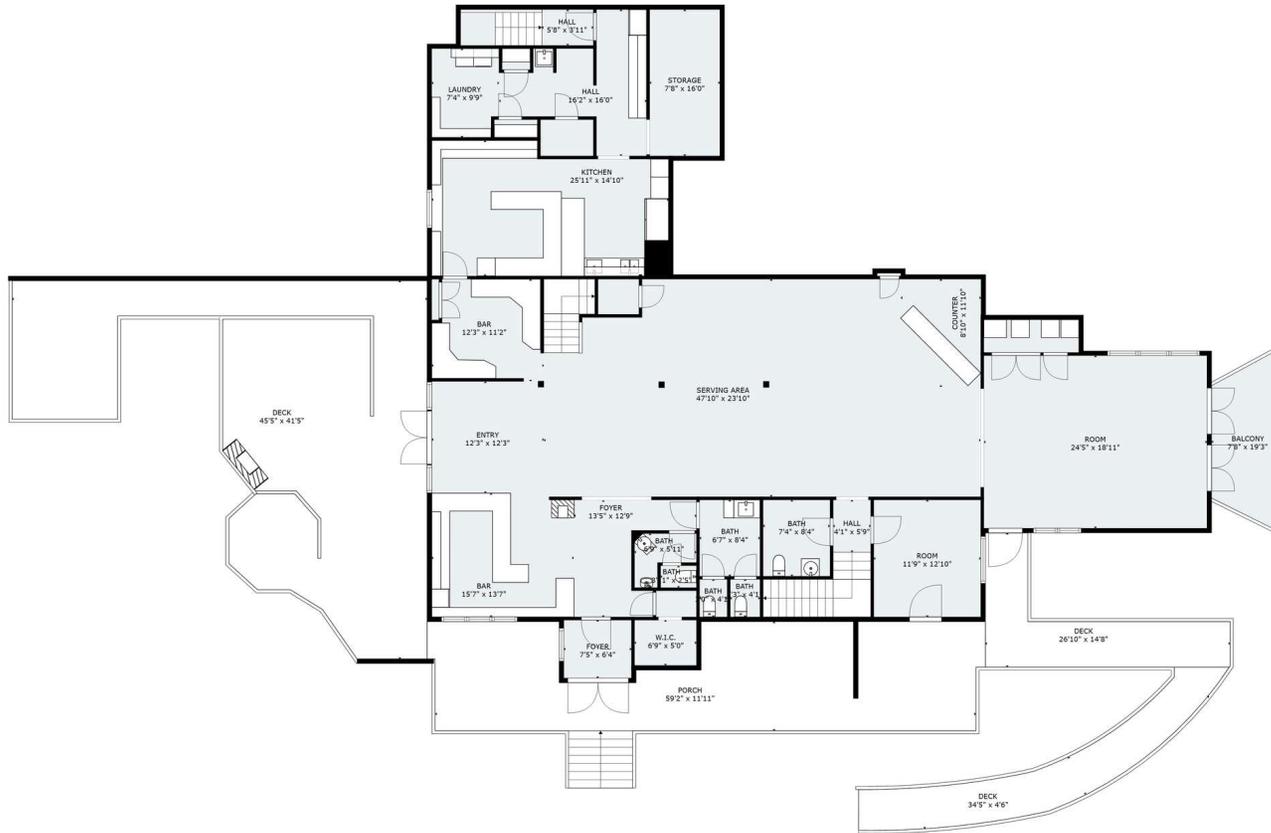
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# Josiah's Meetinghouse Floor Plan

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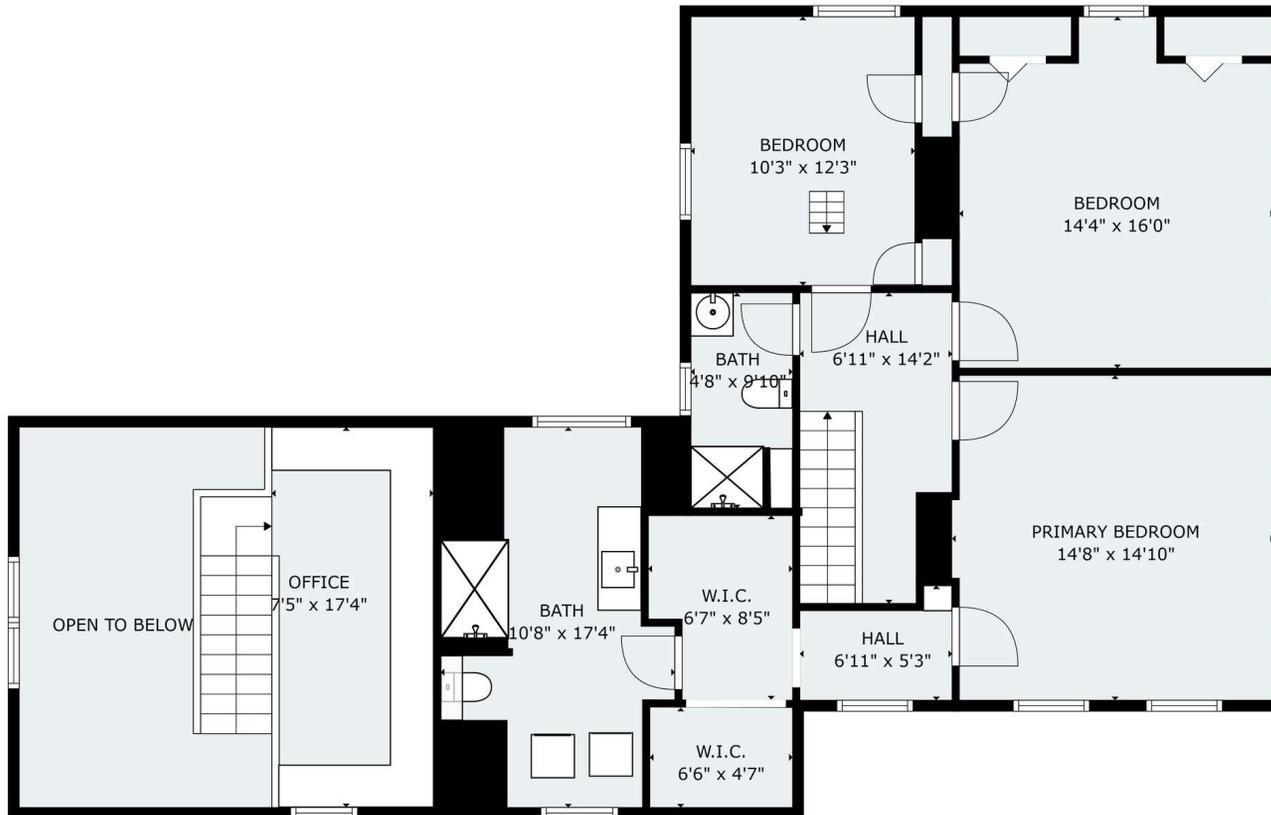
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# House Floor Plan

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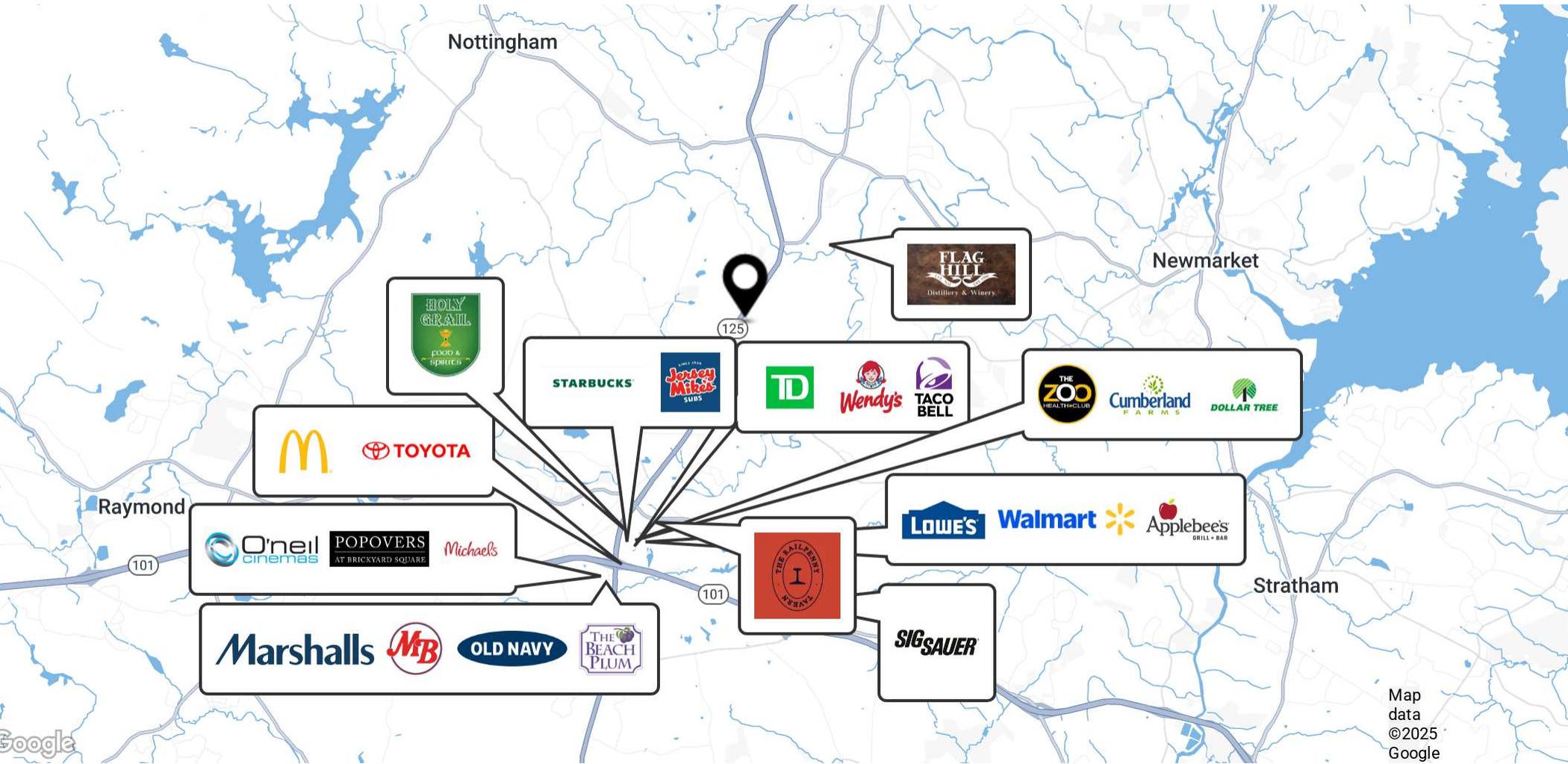


# Location Information

## Section 2

# Retailer Map

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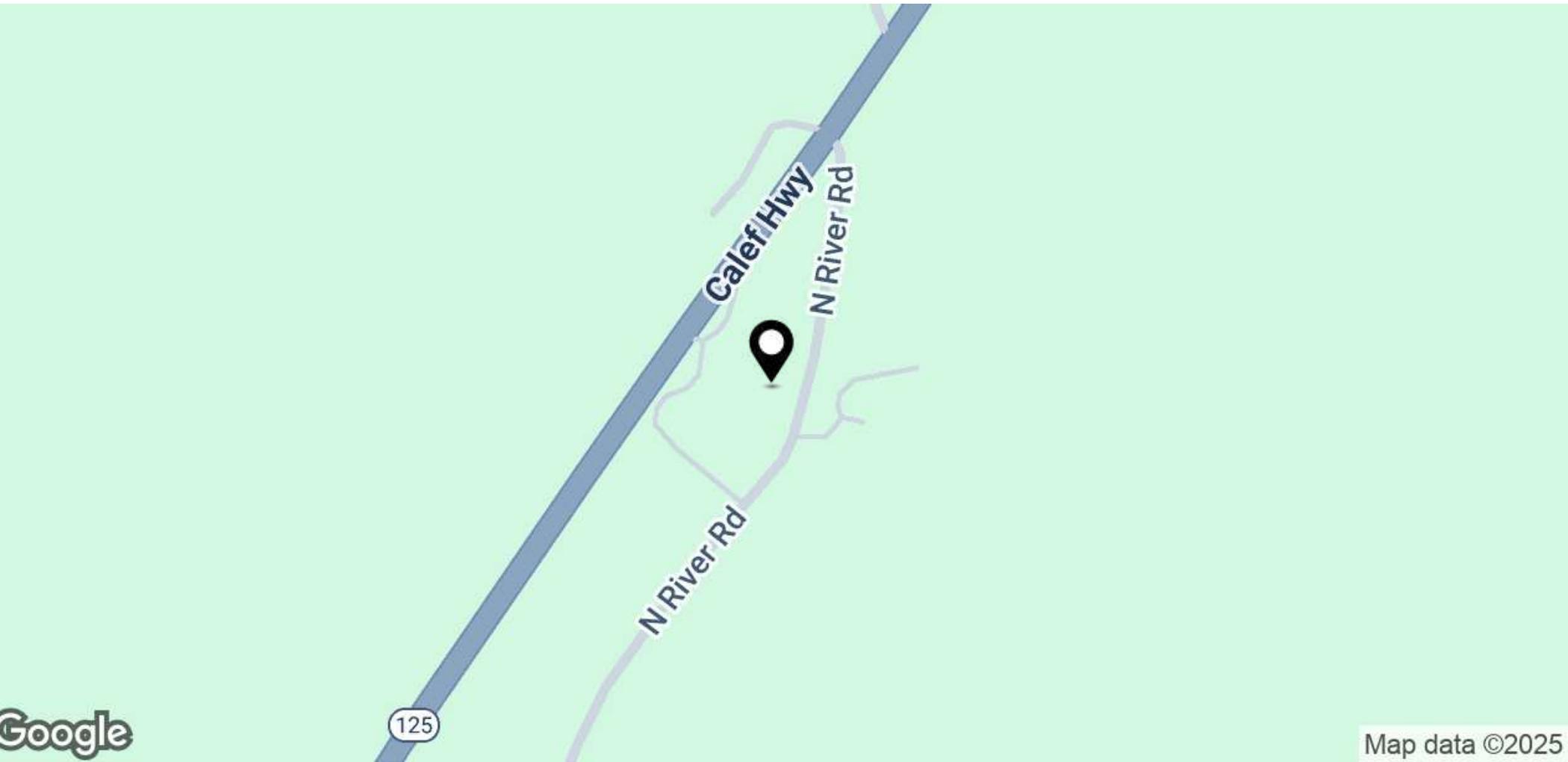
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# Location Map

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# Aerial Map

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Google

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# Demographics

## Section 3

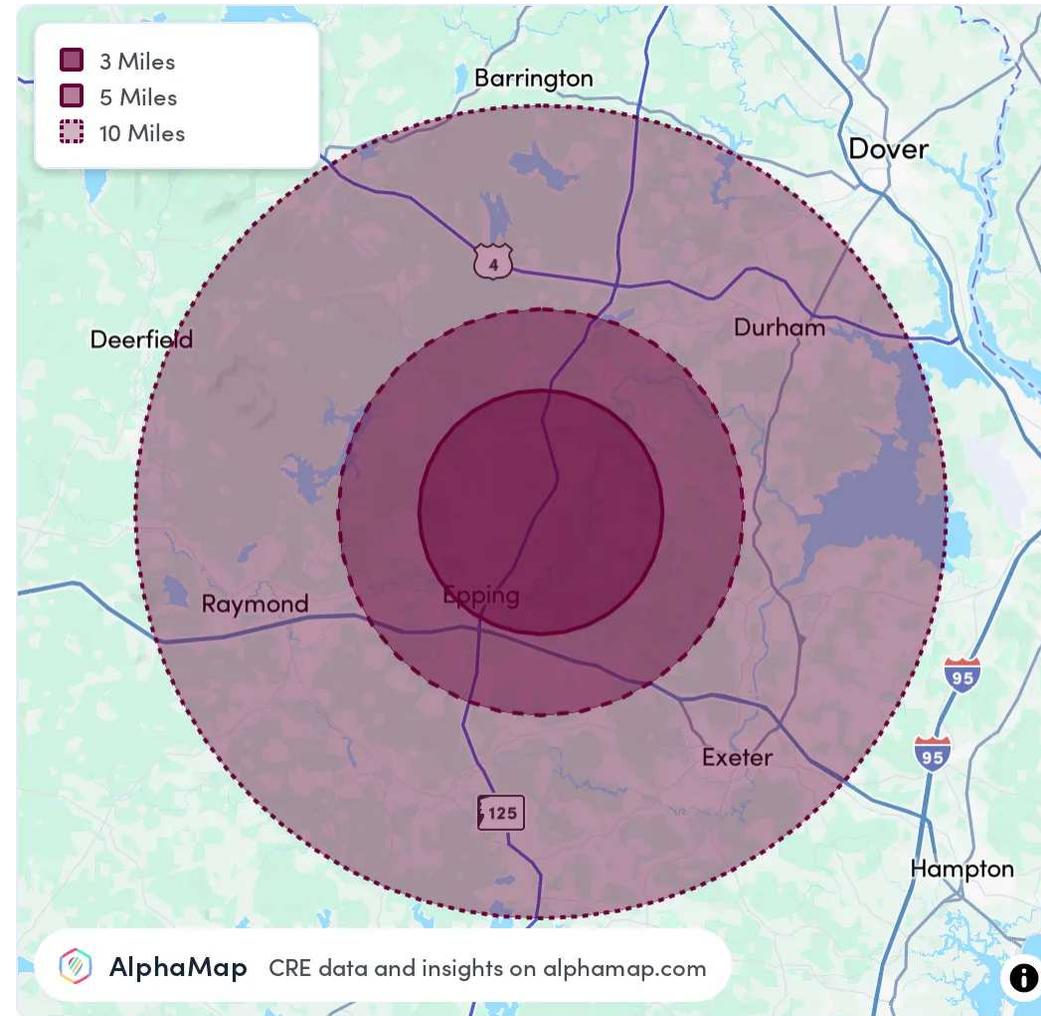
# Area Analytics

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Population	1 Mile	3 Miles	5 Miles
Total Population	484	6,995	20,480
Average Age	45	43	42
Average Age (Male)	45	43	42
Average Age (Female)	46	43	43

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	200	2,754	8,059
Persons per HH	2.4	2.5	2.5
Average HH Income	\$126,401	\$136,362	\$140,072
Average House Value	\$588,723	\$537,814	\$523,915
Per Capita Income	\$52,667	\$54,544	\$56,028

Map and demographics data derived from AlphaMap



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