



**3.6 ± Acres**  
**Fully Approved Gas**  
**Station / C-Store**  
**Retail Site**

**FOR SALE**

**414 KEENE ROAD,**  
**ANTRIM, NH 03440**

**Inquire with Broker for price**

# PROPERTY INFORMATION



**414 Keene Road, Antrim, NH 03440**

**3.6 ± Acres Fully Approved Development Opportunity**

**Inquire With Broker For Pricing**

## DESCRIPTION:

### **Prime Development Opportunity | Route 9 Corridor – Antrim, NH**

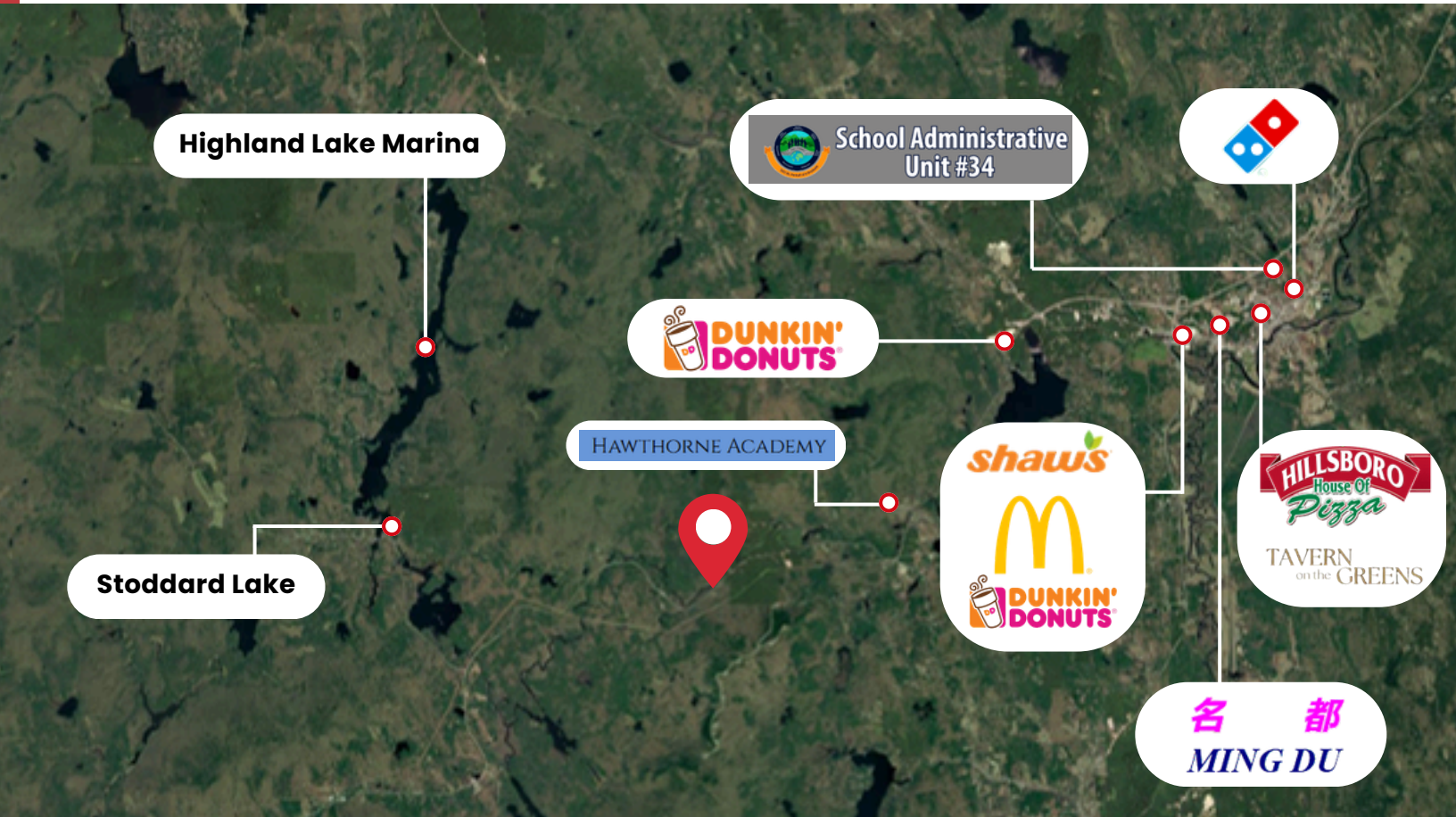
Opportunity to acquire ±3.6 acres of highly visible land along Route 9, a primary travel corridor connecting Hillsborough NH to Keene, NH. The offering includes fully approved site plans and permits for a 4,574 SF gas station/convenience store featuring a fueling canopy and all associated site improvements, allowing a buyer to proceed directly to construction stage. Station consists of 10 proposed gas fueling positions (20,000 gal. regular and 8,000 gal. high-octane) and 2 proposed diesel truck fueling positions (8,000 gal.)

The property benefits from strong daily traffic counts, excellent frontage, and proximity to multiple demand drivers supporting fuel, convenience retail, coffee, and service-oriented uses.

## PROPERTY FEATURES:

- **Minimal Nearby Competition**
- **Fully Approved**
- **Immediate Access to Route 9**
- **Strong Daily Traffic**
- **Ideal Site For:**
  - **Gas station / convenience store**
  - **Branded / Independent coffee concept**
  - **Neighborhood retail or service use**
- **Adjacent Lot Available (Inquire with broker)**

# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	5 MILE	10 MILE
Population	4,068	19,167
Households	1,717	8,158
Families	1,206	5,509
Avg HH Size	2.36	2.33
Median Age	47.3	47.1
Median HH Income	\$105,016	\$96,122
Avg HH Income	\$124,890	\$119,062

### BUSINESSES (10 MILE)



**682**

TOTAL BUSINESSES



**5,498**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$103,826**

MEDIAN HH INCOME



**\$50,955**

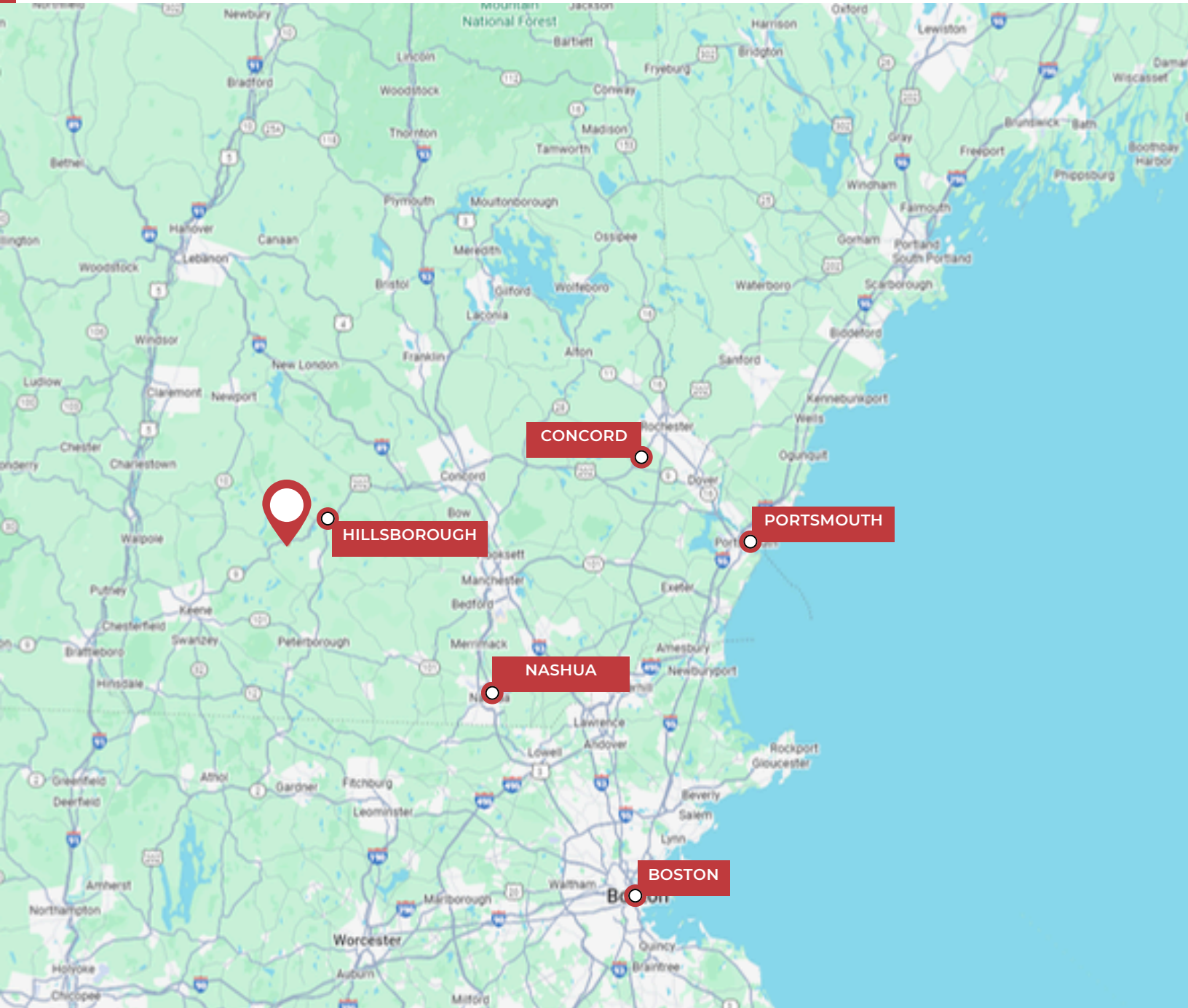
PER CAPITA INCOME



**\$438,346**

MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

Nashua, NH 1 hr 5 mins

Concord, NH 36 mins

Boston, MA 1 hr 53 mins

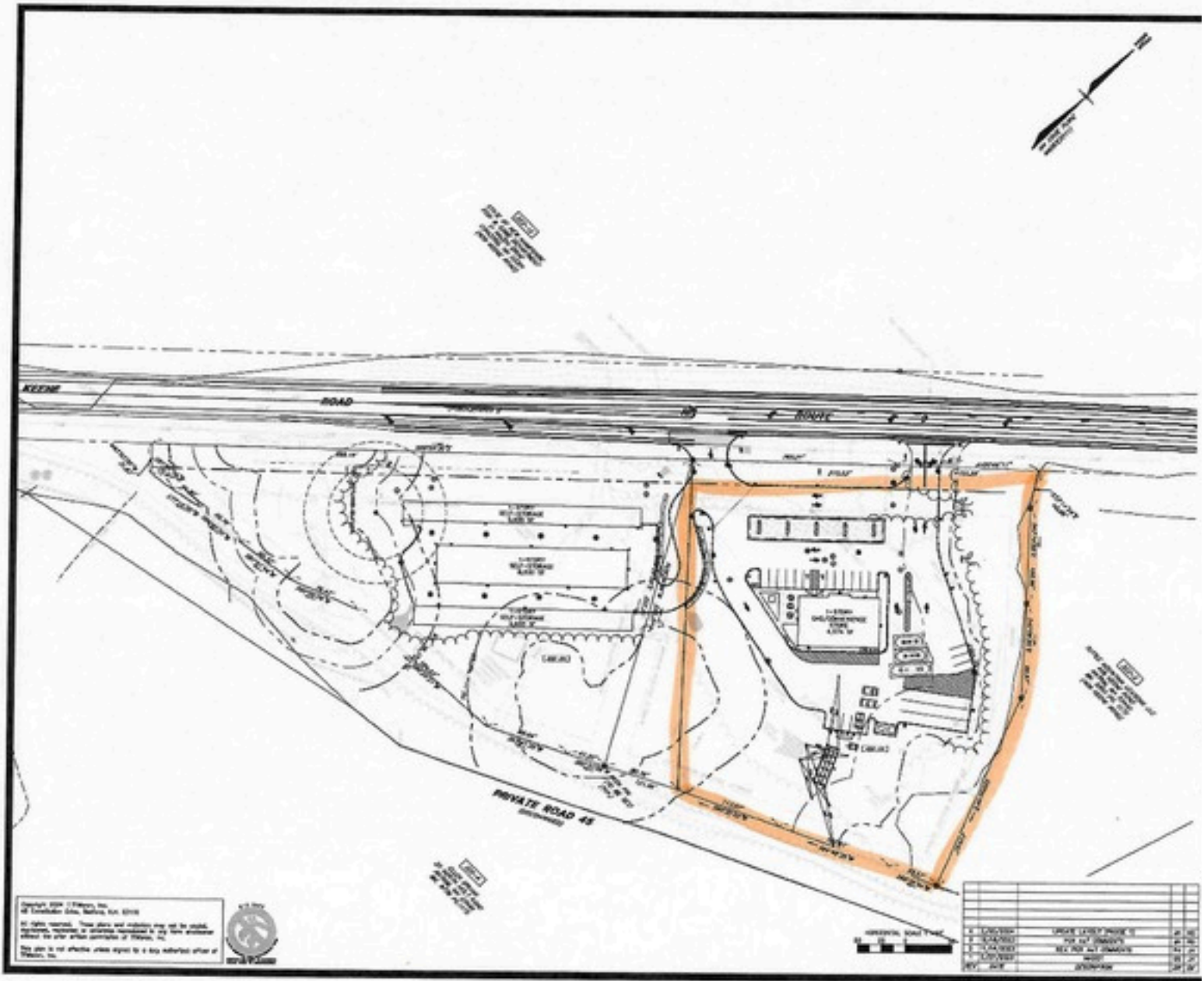
Hillsborough, NH 15 mins

Portsmouth, NH 1 hr 28 mins

# PHOTOS



# PLANS



# 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.

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PRESENTED BY:

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**JESSIE GILTON**

Advisor & Self Storage Specialist  
(617) 820 8443  
jessie@nainorwoodgroup.com

**NATHAN BELIVEAU-ROBINSON**

Advisor & Self Storage Specialist  
(603) 637 2248  
nathan@nainorwoodgroup.com



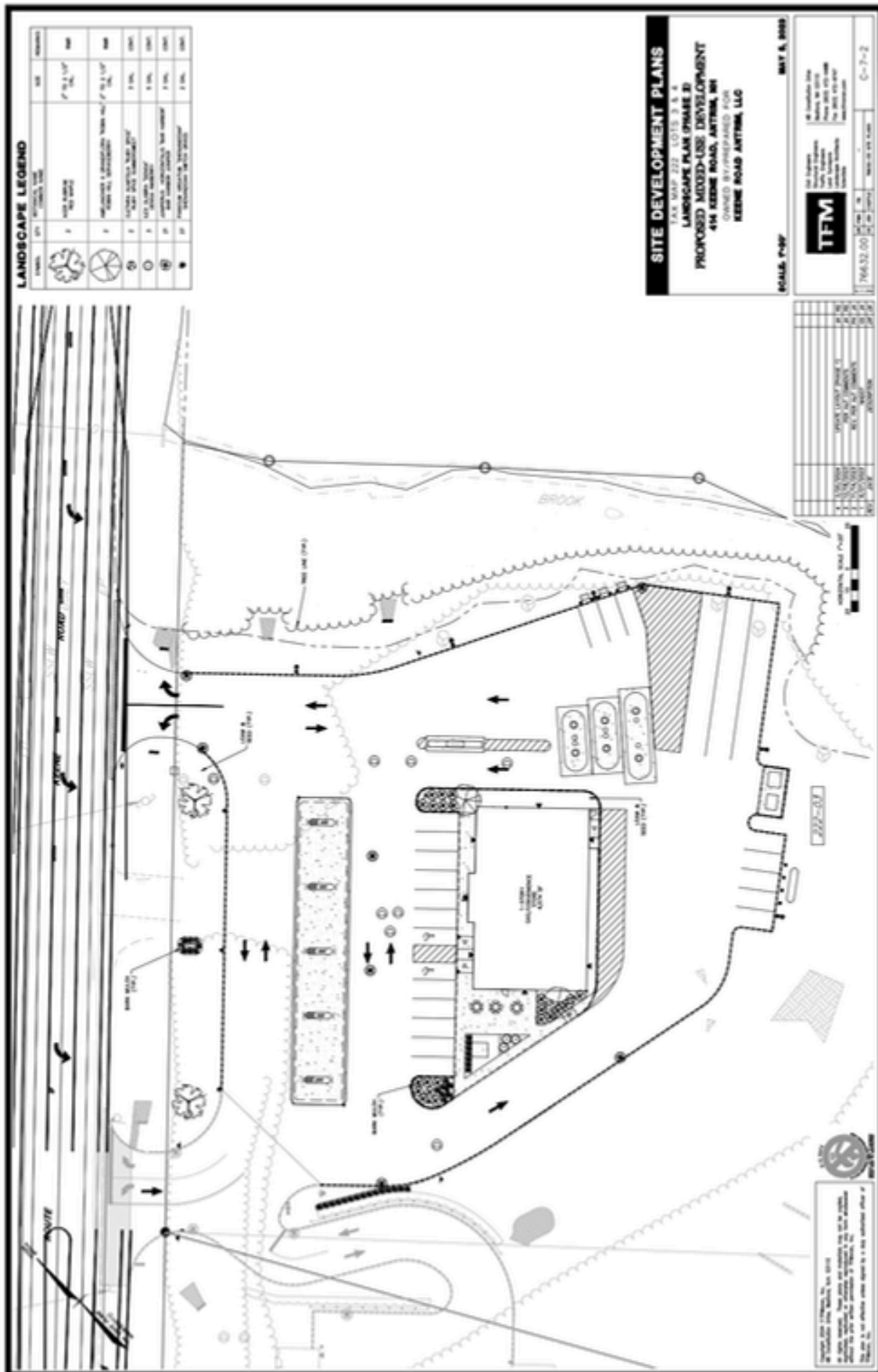
**NAI Norwood Group**  
116 South River Road  
Bedford, NH 03110  
www.nainorwoodgroup.com  
(603) 668 6007

# DOCUMENTS & DISCLOSURES



**NAI Norwood Group**  
116 South River Road  
Bedford, NH 03110  
[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)

# PLANS





Return to:

**GRANTEE**

**QUITCLAIM DEED  
(NON-CONTRACTUAL)**

**KNOW ALL PERSONS BY THESE PRESENTS:**

That EllensPastelsAndArtHouse, LLC, formed under the laws of Delaware and registered to do business in New Hampshire, with a mailing address of 25 North Holt Hill Road, Antrim, New Hampshire 03440,

for consideration paid,

grants to ELLEN DRUAN of 25 North Holt Hill Road, Antrim, County of Hillsborough and State of New Hampshire 03440,

with QUITCLAIM covenants,

Two tracts of land with the improvements thereon in the Town of Antrim, County of Hillsborough and State of New Hampshire, described as follows:

**Tract I**

Tract I being the land with improvements or buildings thereon that was conveyed to the Grantor by deed of Ellen Druan dated October 14, 2010 and recorded in the Hillsborough County Registry of Deeds in Book 8251, Page 1276 reference to which may be had for a more particular description.

**Tract II**

Tract II being a certain tract of land with the improvements or buildings thereon in the Town of Antrim, County of Hillsborough and State of New Hampshire being the same premises conveyed the same premises conveyed to the Grantor by deed of Ellen Druan dated

October 14, 2010 and recorded in the Hillsborough County Registry of Deeds in Book 8251, Page 1274 reference to which may be had for a more particular description.

Pursuant to New Hampshire RSA 78-B:2 (ix), the conveyance of the above described property is a non-contractual transfer and is exempt from the New Hampshire tax on transfer of real property.

Dated this 31 day of July, 2015.

EllensPastelsAndArtHouse, LLC

By: [Signature]  
Ellen Druan, its sole member

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2015 by ELLEN DRUAN, sole member of EllensPastelsAndArtHouse, LLC.

[Signature]  
Notary Public/Justice of the Peace  
Juliet E. Bell 3/1/2015  
Print Name Commission Expires



**Town of Antrim**  
RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 2/03/2026  
Assessment Year: 2023

Map & Lot: 222-003-000-000-0000

Location: KEENE ROAD

Parcel ID: 1791

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data				
KEENE ROAD ANTRIM LLC					NICU Acres	3.6000		Neighborhood	NEIGHBORHOOD #1		Electric	
POBOX 429					CU Acres	3.6000		Property Class	Residential		Water	
ANTRIM, NH 03440					Living Area Sq. Ft.			Prime Use	Res Vacant Lot		Waste	
Sale History					Assessed Values			Zone			P/U Year	
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$59,600		Topography	Rolling			
10/12/2022	KEENE ROAD ANTRIM LLC	U/Change After Sale		9658/2294	Current Use			Road Surface	Paved			
8/17/2022	TWBW LLC	Q/Valid Arms Length	\$149,000	9644/0332	Total Land	\$59,600		Special District				
7/30/2012	JACQUIN RICHARD	U/Mult-Parcel Sale	\$20,000	8452/2411	Improvements							
11/23/1994	FERRARI, DAVID J. (TRUSTEE FREEPOR	Q/Valid Arms Length	\$15,000	5593/1746	Total Assessment	\$59,600						
1/11/1990	GREATER NEW ENGLAND, INC.	U/Invalid U/	\$2,533	5162/387	Total Market Value	\$59,600						
1/11/1990	GREATER NEW ENGLAND, INC.											
Notes												
2023: SALE REVIEW - MULTI-PARCEL CONVEYANCE WITH MAP & LOT #222-004 2017 M&L FOR 2018 REVAL - PARTIAL CLEARING LAND - 4/2007: ADJ'D ACREAGE PER MAPPING COMPANY 2012 SALE - MPS W/ 220-004.												
Assessed Land Valuation							Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	Sales	By	
HOMESITE VACAN	2.070			55,000			\$55,000	6/09/23	Review - Land		KC	
REAR ACRES	1.530			4,596			\$4,600	1/31/22	Land Only		JE	
								5/25/17	Land Only		JTO	
								7/25/13	Sales Review - Land		DJW	
								1/26/13	Land Only		DJW	
Assessment History												
								Date	Land	Curr. Use	Improvements	Total
								12/29/25	59,600			59,600
								12/06/24	59,600			59,600
								12/31/23	59,600			59,600
								12/31/22	26,300			26,300
								12/07/21	26,300			26,300
Current Use							Building Permits					
Land Type	Acres	Location	Grade	Site	CU Rate/SPI Rate/Acre Rec/Adj	Ratio	CU Value	Date	Type	Number	Status	

Map/Lot #: 222-003-000-000-0000

Location: KEENE ROAD

Owner: KEENE ROAD ANTRIM LLC

Card: 1 Of 1

**General Information**

Prop. Class  
 Building Style  
 Year Built 0  
 Effective Year 0  
 Grade/Quality  
 Condition  
 # of Rooms 0  
 #of Bedrooms 0  
 Color  
 Foundation  
 Framing  
 Insulation  
 Roof Type  
 Roof Material  
 Exterior Siding  
 Flooring  
 Interior Walls  
 Heating Fuel  
 Heating Type  
 Cooling Type

**Building Computation**

Base Value \$0  
 Size Adj. Factor 0.00  
 Building Adj. \$0  
 Grade Adj. Factor 0.00  
 Extra Features \$0  
 Replacement Cost \$0  
**Influences/Obsolescence**  
 Depreciation % 0  
 Functional Obs. % 0  
 External Influ. % 0  
 % Unfinished 0  
 Depreciated Value 0  
 Location Adj.  
**Building Value** \$0  
**Plumbing Fixtures**  
 # 2-Fixture Baths 0  
 # 3-Fixture Baths 0  
 # 4-Fixture Baths 0  
 # 5-Fixture Baths 0  
 # Extra Fixtures # 0  
 Kitchen Sinks # 0  
 Hot Water 0

**Building Adjustments**

Description	#/sf	Amount

**Extra Features**

Description	#/sf	Amount

**Building Segments**

Segment	Sketch	Area		Rate / Sq. Ft.	Base Value	% Unf
		Living	Effective			

**Outbuildings**

Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition/ FO %		Value
						Depr. %	%Unf.	

Total Building Segments: 0 0 0 Main Building: \$0 Outbuildings: \$0 Total Buildings on Card: \$0

**PROPERTY DISCLOSURE - LAND ONLY**  
 New Hampshire Association of REALTORS® Standard Form  
 TO BE FULLY COMPLETED BY SELLER

1. **SELLER:** Keene Road Anttrim LLC
2. **PROPERTY LOCATION:** 414 Keene Road, Anttrim, NH
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **NOTICE TO SELLER(S):** COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

5. How is the property zoned? Commercial Source: Zoning Map
6. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
- a. TYPE OF SYSTEM:  None  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_
- b. INSTALLATION: Location: N/A Installed By: \_\_\_\_\_  
 Date of Installation \_\_\_\_\_ What is the source of your information? \_\_\_\_\_
- c. USE: Number of Persons currently using the system: N/A  
 Does system supply water for more than one household?  Yes  No
- d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:  Yes  No  N/A Quantity:  Yes  No  Unknown  
 Quality:  Yes  No  Unknown
- If Yes to any question, please explain in Comments below or with attachment.
- e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test N/A  
 IF Yes to any question, please explain in Comments below or with attachment.  
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations?  Yes  No  
 IF Yes, are test results available?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

7. **SEWAGE DISPOSAL SYSTEM**
- a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
 Private:  Yes  No Unknown:  Yes  No  
 None:  Yes  No Septic/Design Plan in Process?  Yes  No
- b. IF PUBLIC OR COMMUNITY/SHARED:  
 Have you experienced any problems such as line or other malfunctions?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_
- c. IF PRIVATE:
- TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
 Tank Size  500 Gal.  1,000 Gal.  Unknown  Other \_\_\_\_\_  
 Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
 Location: \_\_\_\_\_  Location Unknown Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No Comments: \_\_\_\_\_
- d. LEACH FIELD:  Yes  No  ?  Other \_\_\_\_\_  
 IF Yes: Size \_\_\_\_\_ Location: \_\_\_\_\_  Unknown  
 Date of installation of leach field: \_\_\_\_\_  Installed By: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_  
 IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown  
 IF YES, has a site assessment been done?  Yes  No  Unknown  
 SOURCE OF INFORMATION: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS DJB BUYER(S) INITIALS \_\_\_\_\_

**PROPERTY DISCLOSURE - LAND ONLY**  
 New Hampshire Association of REALTORS® Standard Form  
 TO BE FULLY COMPLETED BY SELLER

PROPERTY LOCATION: 44 Keene Road Antrim, NH

**8. HAZARDOUS MATERIAL**

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown

IF Yes: Are tanks currently in use?  Yes  No

IF No: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.?  Yes  No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)?  Yes  No  Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.S.?  Yes  No  Unknown

Comments: \_\_\_\_\_

**9. GENERAL INFORMATION**

a. Is this property subject to Association fees?  Yes  No  Unknown

If Yes, Explain: \_\_\_\_\_

If Yes, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Zone?  Yes  No  Unknown

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property?  Yes  No  Unknown

If Yes, Explain: \_\_\_\_\_

d. What is your source of information? N/A

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors?  Yes  No  Unknown

If Yes, Explain: \_\_\_\_\_

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?  Yes  No  Unknown

If Yes, Explain: \_\_\_\_\_

f. Has the property been surveyed?  Yes  No  Unknown

If Yes, is the survey available?  Yes  No

g. Has the soil been tested?  Yes  No  Unknown

If Yes, are the results available?  Yes  No

h. Has a percolation test been done?  Yes  No  Unknown

If Yes, are the results available?  Yes  No

i. Has a test pit been done?  Yes  No  Unknown

If Yes, are the results available?  Yes  No

j. Have you subdivided the property?  Yes  No  Unknown

If Yes, are the results available?  Yes  No

k. Are there any local permits?  Yes  No  Unknown

Please explain: \_\_\_\_\_

l. Are there attachments explaining any of the above?  Yes  No  Unknown

m. Septic/Design plan available?  Yes  No  Unknown

n. 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: \_\_\_\_\_

**10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.**

**SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).**

**I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS.**

Dan Z Bank  
 SELLER

2/10/26  
 DATE

SELLER DATE

**I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM QUALIFIED PROFESSIONALS IF I/WE HAVE QUESTIONS OR CONCERNS. BUYER(S) IS/ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.**

BUYER

DATE

BUYER DATE