



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

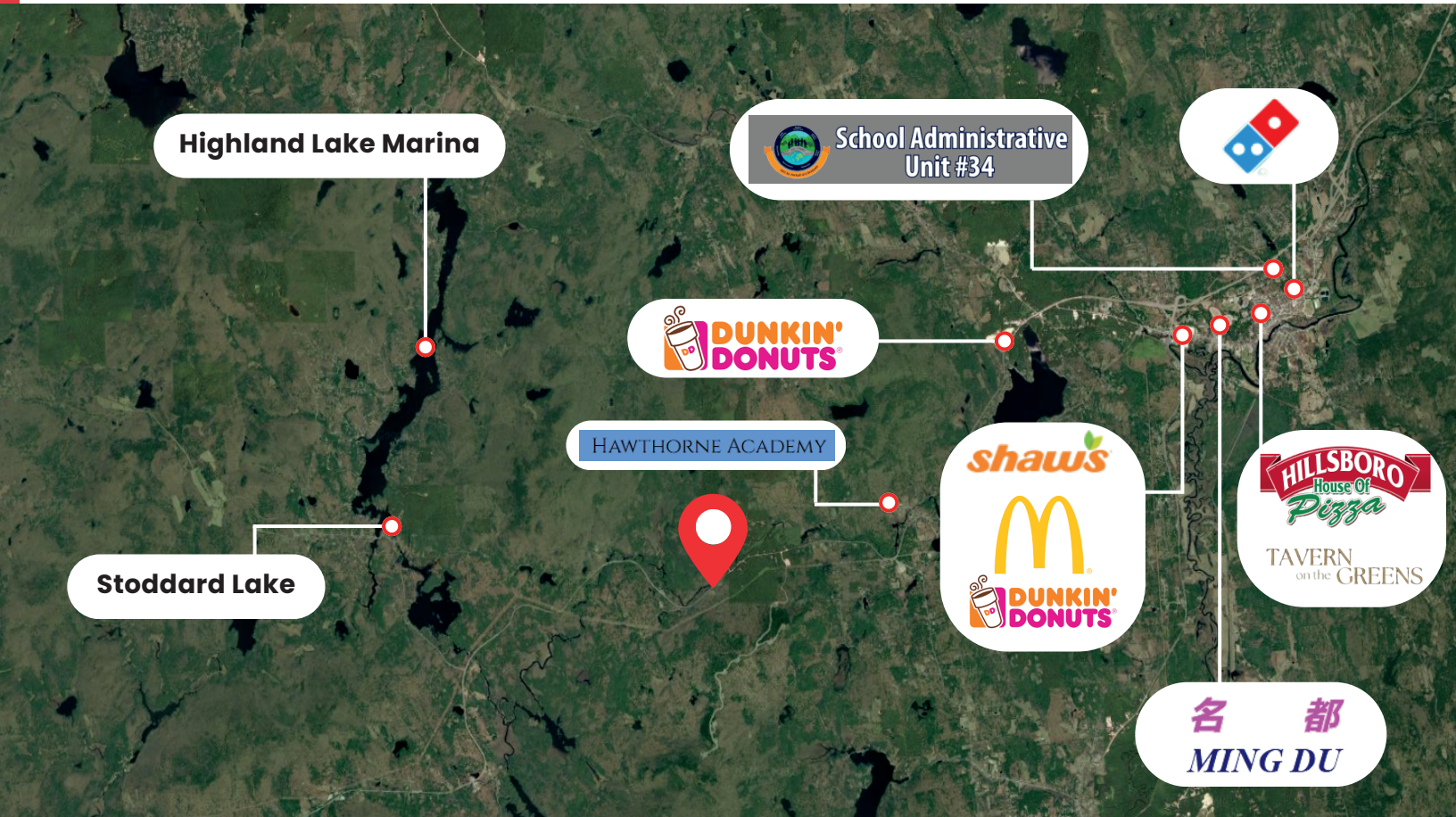
Opportunity to acquire ±3.6 acres of highly visible land along Route 9, a primary travel corridor connecting Hillsborough NH to Keene, NH. The offering includes fully approved site plans and permits for a 4,574 SF gas station/convenience store featuring a fueling canopy and all associated site improvements, 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

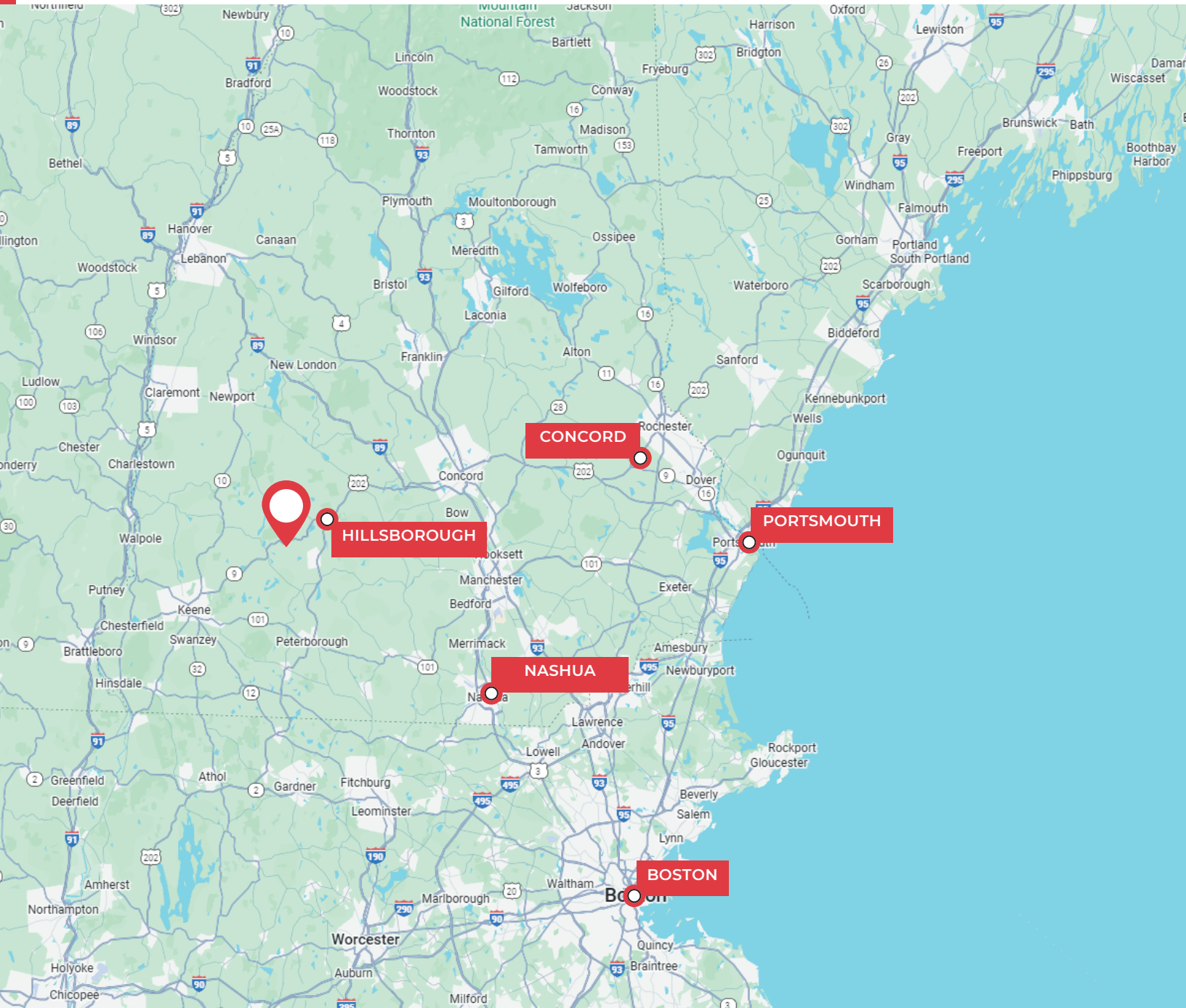
PER CAPITA INCOME



\$438,346

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Nashua, NH 1 hr 5 mins

Hillsborough, NH 15 mins

Concord, NH 36 mins

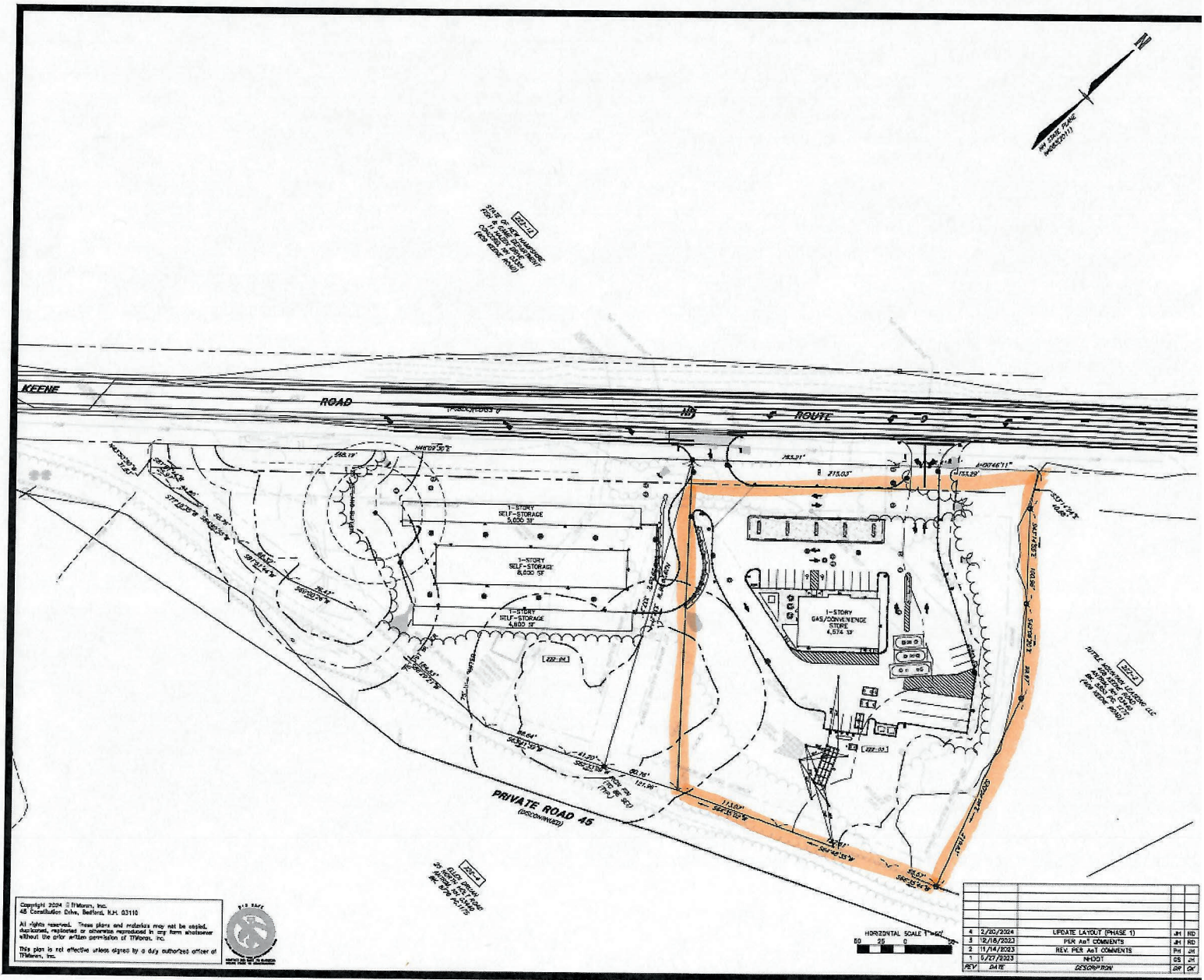
Portsmouth, NH 1 hr 28 mins

Boston, MA 1 hr 53 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.

PRESENTED BY:

JESSIE GILTON

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

NATHAN BELIVEAU-ROBINSON

Advisor & Self Storage Specialist
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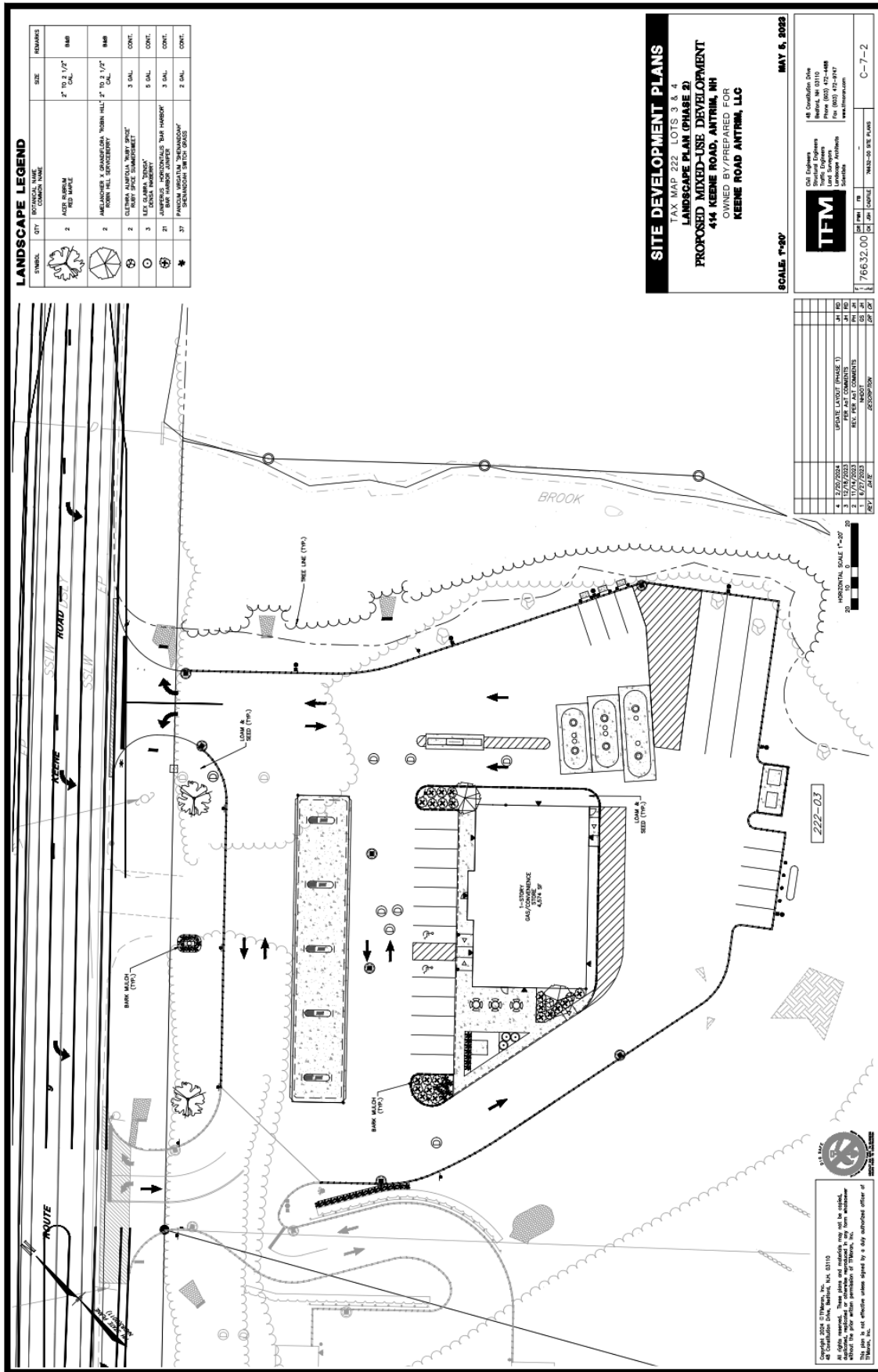


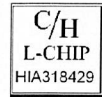
NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com
(603) 668 6007

DOCUMENTS & DISCLOSURES



NAI Norwood Group
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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.

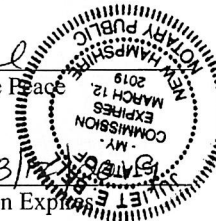
EllensPastelsAndArtHouse, LLC

By: [Signature]
Ellen Druan, its sole member

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

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

[Signature]
Notary Public/Justice of the Peace
[Signature] 3/12/15
Print Name Commission Expires



© 2011 HRC/Quest/Quinn Att

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 Antrim LLC
 2. **PROPERTY LOCATION:** 414 Keene Road, Antrim, 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

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. Bunk 2/10/26
 SELLER 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