

**BERKSHIRE
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HOMESERVICES

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

288 N River Rd & 521 Calef Highway, Epping, NH 03042

Exclusively Represented By:

Shelly Weeks

Commercial Advisor

603 845 2500

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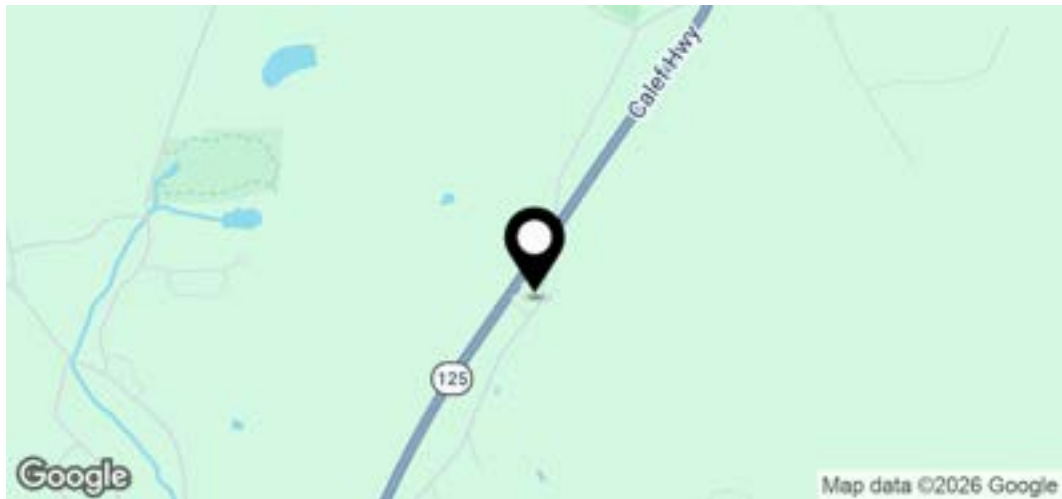
OFFERING MEMORANDUM

Property Information

Section 1

Executive Summary

FOR SALE



Offering Summary

Price	\$1,750,000
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Property Overview

A truly unique mixed-use opportunity in Epping, New Hampshire, this distinctive property combines residential, event, and retail uses across just under four acres. The offering includes a beautifully maintained 2,638-square-foot historic home, Josiah's Meetinghouse wedding and event venue, and the retail building currently occupied by The Fire House Stove Shoppe.

Built in 1830, the residence showcases timeless New England craftsmanship, historic character, and enduring architectural appeal. The property's RC zoning offers flexibility for a range of potential uses, making it well suited for an owner-operator, investor, hospitality concept, event business, retail operation, or creative redevelopment.

Josiah's Meetinghouse provides an established and charming setting for weddings, celebrations, and private events, while the separate retail building offers additional commercial potential and visibility. Together, the residence, event venue, retail space, and expansive grounds create a rare opportunity to own a property with multiple income-producing components in one distinctive setting.

Whether continued in its current configuration or repositioned for a new vision, this property offers exceptional character, versatility, and long-term potential.

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Josiah's Meetinghouse Highlights

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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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Josiah's Meetinghouse

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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.

Location Overview

Located at 521 Calef Highway in Epping, Josiah's Meetinghouse offers a peaceful New England setting with convenient access to Southern New Hampshire and the Seacoast. The property is positioned along Route 125, one of the region's primary north-south corridors, with easy access to Route 101 connecting Manchester, Exeter, Portsmouth, and surrounding communities. Epping's growing commercial district, including Brickyard Square and Epping Crossing, provides nearby shopping, dining, lodging, and everyday services. The location combines scenic rolling fields and a private rural atmosphere with accessibility to major population centers, making it well suited for weddings, private events, hospitality, or other destination-oriented uses.

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

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Josiah's Meetinghouse

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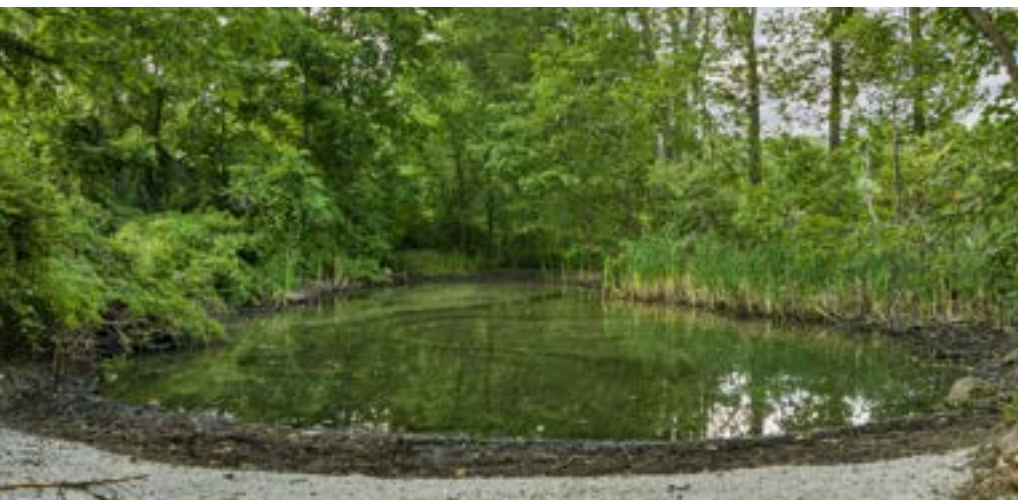
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Josiah's Meetinghouse Highlights

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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 as 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

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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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Complete Property Highlights

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Complete Property Highlights

- Unique mixed-use investment or owner-user opportunity
- Situated on just under 4 acres in Epping, New Hampshire
- Three distinct property components included in the sale
- Established Josiah's Meetinghouse wedding and event venue
- Separate retail building occupied by The Fire House Stove Shoppe
- Historic 2,638 SF residence built in 1830
- Well-maintained property with distinctive New England character
- Multiple potential income-producing uses
- RC zoning offers flexibility for a variety of uses
- Ideal for hospitality, events, retail, residential, or owner-occupied business use
- Attractive grounds suitable for weddings, gatherings, and outdoor events
- Opportunity to continue existing operations or reposition the property
- Convenient access to Route 125, Route 101, and the Seacoast region
- Rare opportunity to acquire a versatile property with residential and commercial components

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Additional Photos

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Josiah's Meetinghouse Floor Plan

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House Floor Plan

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Location Information

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Retailer Map

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Demographics

Section 3

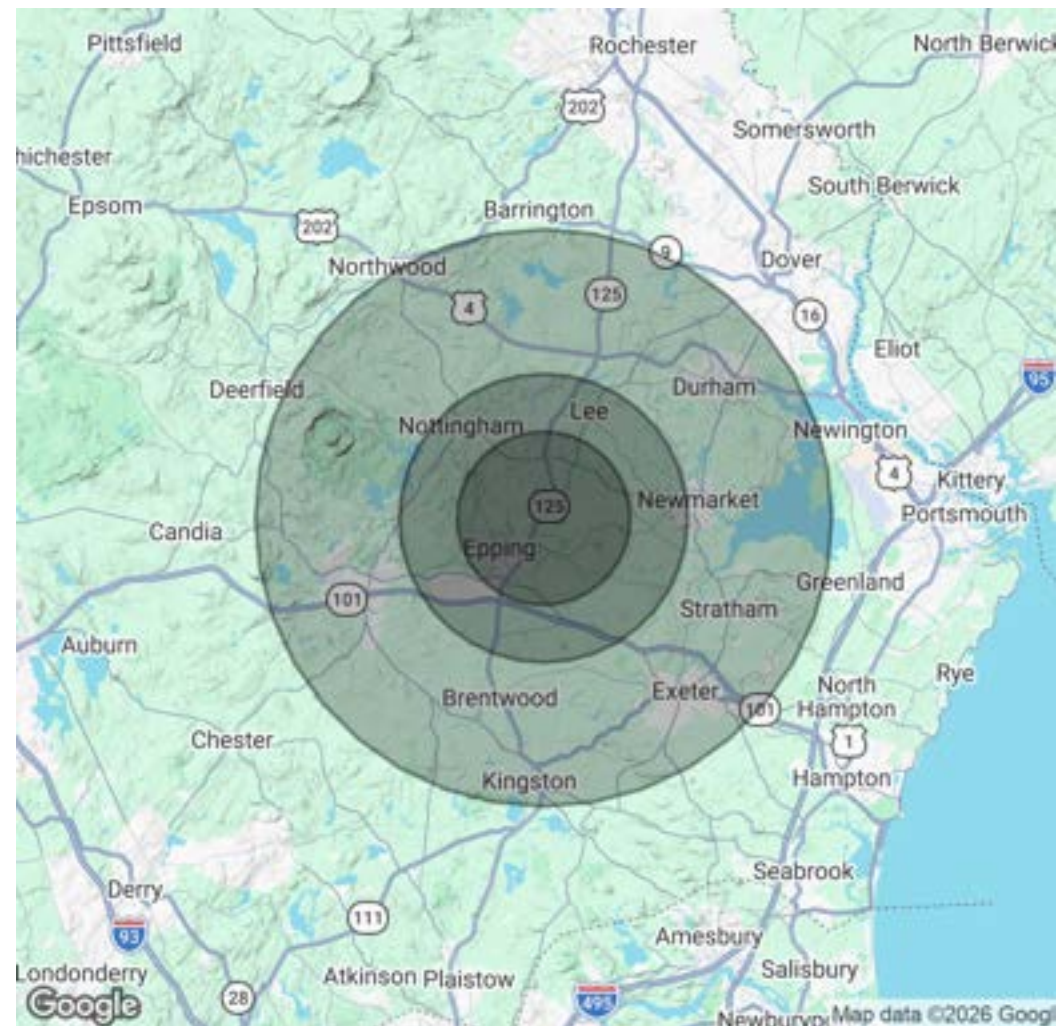
Demographics Map & Report

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Population	3 Miles	5 Miles	10 Miles
Total Population	6,995	20,480	101,164
Average Age	43	42	42
Average Age (Male)	43	42	41
Average Age (Female)	43	43	43

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	2,754	8,059	37,880
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$136,362	\$140,072	\$136,831
Average House Value	\$537,814	\$523,915	\$514,611

2020 American Community Survey (ACS)



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