

HIGH EXPOSURE, FREE STANDING COMMERCIAL BUILDING

275 CALEF HIGHWAY, EPPING, NH 03042

3,180± SF | OFFERED AT $725,000 | 1.16± ACRES

NAI Norwood Group
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

JESSIE GILTON
(617) 820-8443
jessie@nainorwoodgroup.com

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PROPERTY INFORMATION



FOR SALE: $725,000
Retail/Office: 3,180± SF

DESCRIPTION:

High-Visibility Route 125 Retail/Flex Property | 3,180± SF

Position your business along Epping's busy Route 125 commercial corridor. Set on 1.16± acres with approximately 275± feet of frontage, this 3,180± SF freestanding building offers excellent visibility and convenient access to Route 101, I-95, and the greater Seacoast region.

The flexible layout combines retail/showroom, office, workshop, and storage areas, along with large double doors and an open upper level. It is well suited for an owner-user, professional services firm, showroom, studio, specialty retailer, or similar commercial use.

Highway Commercial zoning allows for a variety of potential uses, subject to municipal approvals. The existing configuration may also offer an opportunity to occupy a portion of the building while leasing the remaining space.

Offered at $725,000 for the real estate. The existing specialty business and inventory may also be purchased separately, creating a potential turnkey opportunity.

PROPERTY FEATURES:

- **Prime Accessibility:** Minutes from Route 101 and key southern NH and coastal Maine population centers
- **Proximity to Major Retailers:** Near Brickyard Square, Walmart Supercenter, Lowe's, Market Basket, and other national brands
- **Growing Trade Area:** Epping is among New Hampshire's fastest-growing commercial markets
- **Zoning Flexibility:** Highway Commercial zoning supports a wide variety of commercial uses
- **Optional Turn-Key Sale:** Building may be sold with the existing business and inventory
- **Income Potential:** Configuration may allow a future owner to lease sections of the building, subject to approvals

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	5,069	19,089	105,296
Households	2,020	7,241	40,323
Families	1,424	5,270	27,251
Avg HH Size	2.46	2.58	2.43
Median Age	43.7	44.3	41.6
Median HH Income	$113,066	$125,193	$114,105
Avg HH Income	$147,218	$154,541	$144,579

BUSINESSES (10 MILE)

4,006
TOTAL BUSINESSES

43,083
TOTAL EMPLOYEES

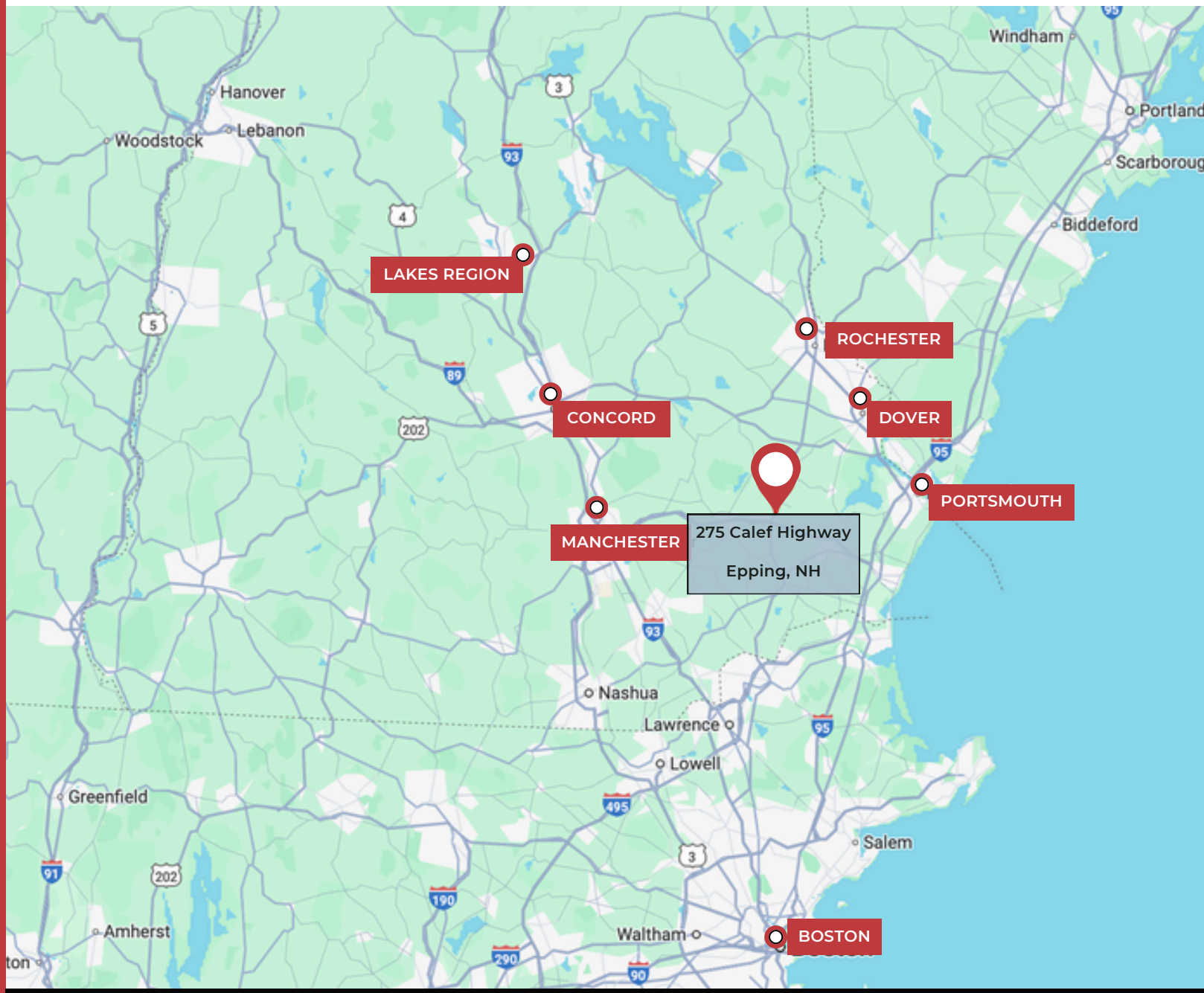
INCOME (10 MILE)

$114,105
MEDIAN HH INCOME

$55,411
PER CAPITA INCOME

$535,456
MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	28 mins	**Lakes Region, NH**	57 mins
Concord, NH	42 mins	**Dover, NH**	30 mins
Boston, MA	1 h 31 mins	**Portsmouth, NH**	32 mins

PROPERTY FACT SHEET

Address: 275 Calef Highway, Epping, NH 03042 Price: $795,000MLS #: 5067909Status:
Active Listing Office: NAI Norwood Group
Listing Agents: Deana Arden | Jessie Gilton
Date Listed: October 30, 2025

Property Overview
Excellent opportunity to acquire a versatile, high-visibility commercial property along Epping's fast-growing Route 125 trade corridor. The ±3,180 SF free-standing building features retail and workshop areas with large double doors, a second-floor office, and storage space suitable for administrative or creative use. The site offers approximately 275 feet of frontage on Route 125 and quick access to Route 101 (Exit 7) and I-95.

Property Details
Building Size: 3,180 ± SF Lot Size: 1.16 ± Acres Zoning: HC – Highway Commercial Year Built: 1950, (Assessor data) Construction: Vinyl exterior, asphalt shingle roof Stories: 1.5, Fully ADA compliant.
Basement: Yes -concrete interior access, Parking: 11–20 on-site spaces.
Signage: Adequate Visibility, Excellent frontage and exposure along Route 125.

Utilities & Systems
- Heat: Electric
- Cooling: Central AC
- Water: Private well (public water available at street)
- Sewer: Private septic
- Utilities: Other / internet availability unknown
- Gas: Natural gas available at street

Financial Information:
- 2024 Taxes: $9,665
- Price per SF: $250.00
- Sale Includes: Real estate only (business and inventory available separately for approximately $200,000)

Access & Location:
- Directions: From Route 101, take Exit 7 onto Route 125 North (Calef Highway). Continue through Epping's main commercial corridor; property is just past the Route 27 intersection.
- Traffic Count: ±30,000 VPD (Route 125 – estimated)
- Access: Major road access, state highway frontage, paved entry.
- Zoning Highlights: HC (Highway Commercial): Allows a range of retail, office, light industrial and many more.

Additional Links:
- Virtual Tour: https://my.matterport.com/show/?m=MaF84z8NweF
- Moody's/NECPE: View Listing
- LoopNet: View Listing

PHOTOS

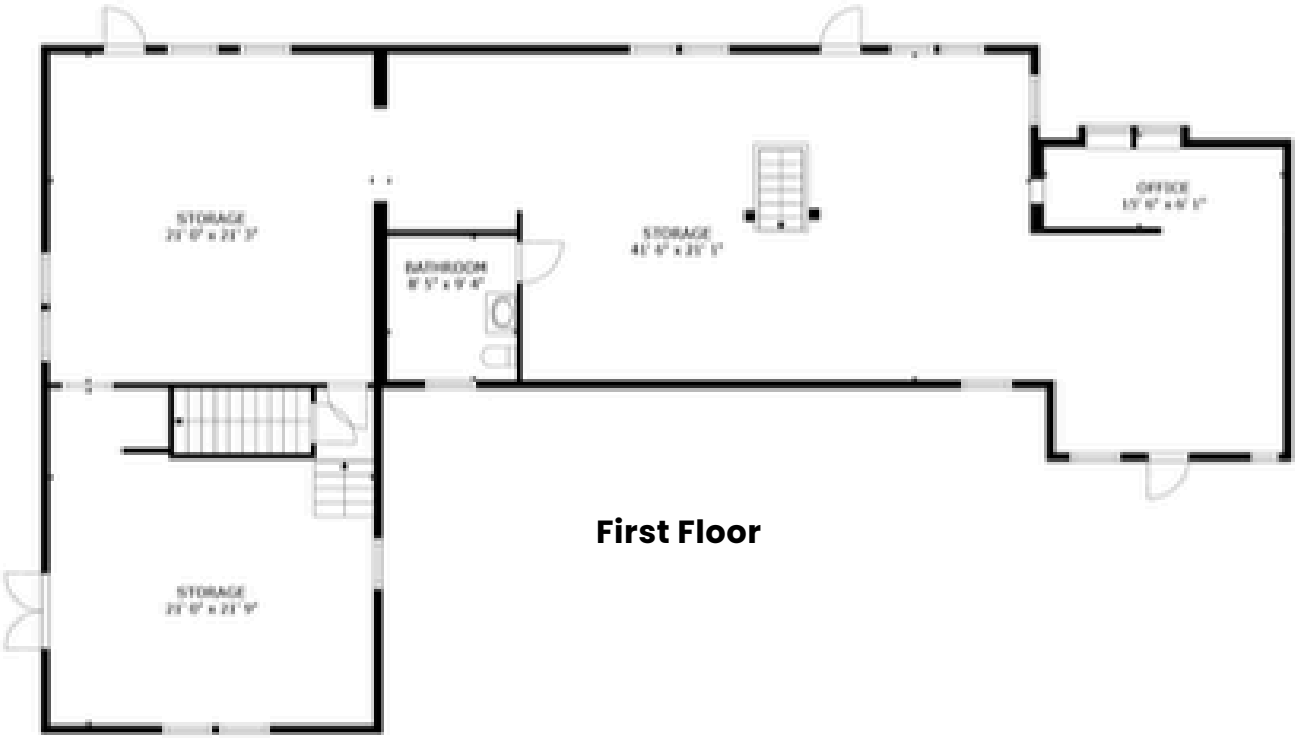




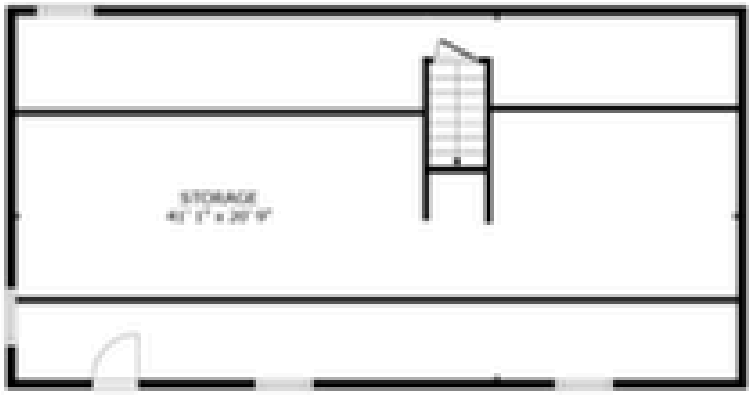




VIRTUAL TOUR LINK



First Floor



Basement



Second Floor

TAX CARD

275 CALEF HIGHWAY

Location	275 CALEF HIGHWAY	**Mblu**	023/ 182/ / /
Acct#	000386	**Owner**	275 CALEF LLC
Assessment	$753,900	**Appraisal**	$753,900
PID	1256	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$218,800	$535,100	$753,900
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$218,800	$535,100	$753,900

Owner of Record

Owner	275 CALEF LLC	**Sale Price**	$172,700
Co-Owner		**Certificate**	
Address	10 HOOKE RD FREMONT, NH 03044	**Book & Page**	5598/0786
		Sale Date	02/27/2015
		Instrument	40

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
275 CALEF LLC	$172,700		5598/0786	40	02/27/2015
SANTERRE, NEIL & ELANA	$160,000		5370/1276	00	10/24/2012
TAVANO. CHARLES & CHAMPAGNE, KATHY	$90,000		5211/2812	37	04/29/2011
FEDERAL NATIONAL MTG ASSC	$192,892		5139/1757	51	08/20/2010
SEROWIK, PHILIP W.	$0		3774/1796		05/24/2002

Building Information

Building 1 : Section 1

Year Built: 1950

TAX CARD, CONT.

Living Area: 3,180
Replacement Cost: $307,214
Building Percent Good: 70
Replacement Cost Less Depreciation: $215,000

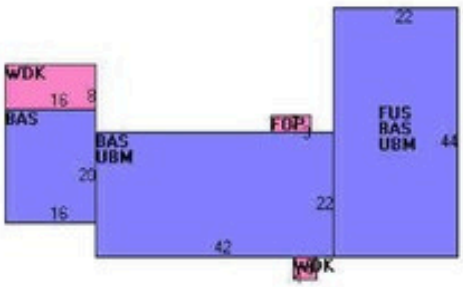
Building Attributes	
Field	**Description**
Style:	Store
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	Heat Pump
Bldg Use	STORE/SHOP
Total Rooms	1
Total Bedrms	
Total Baths	.5
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	LIGHT
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/EppingNHPhotos//\00\00\53\44.jpg)

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,212	2,212
FUS	Upper Story, Finished	968	968
FOP	Porch, Open, Finished	21	0
UBM	Basement, Unfinished	1,892	0
WDK	Deck, Wood	144	0
		5,237	3,180

Extra Features

Extra Features	Legend
No Data for Extra Features	

TAX CARD, CONT.

Land

Land Use

Use Code	3220
Description	STORE/SHOP
Zone	HC
Neighborhood	CH2
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.16
Frontage	
Depth	
Assessed Value	$535,100
Appraised Value	$535,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	COM PAVING-ASPHALT			1500.00 S.F.	$3,800	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$218,800	$535,100	$753,900
2024	$178,100	$205,000	$383,100
2023	$178,100	$205,000	$383,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$218,800	$535,100	$753,900
2024	$178,100	$205,000	$383,100
2023	$178,100	$205,000	$383,100

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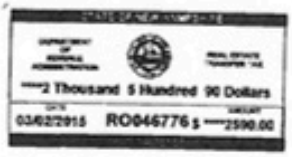
DEEDS

BK 5598 PG 0786



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007345

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **NEIL SANTERRE** and **ELANA J. SANTERRE**, husband and wife, of 10 Hooke Road, Fremont, NH 03044, for consideration paid, grant to **275 CALEF, LLC**, a New Hampshire limited liability company, with an address of 10 Hooke Road, Fremont, NH 03044, with **QUITCLAIM COVENANTS**, the following described premises:

Two certain tracts or parcels of land with the buildings and other improvements thereon located in Epping, Rockingham County, New Hampshire, bounded and described as follows:

PARCEL 1: A certain tract or parcel of land located in Epping, Rockingham County, New Hampshire, on the Southerly side of Route 125, now known as Calef Highway, so-called, and bounded and described as follows:

Beginning at a point on the Southerly side of Calef Highway at the Northwesterly corner of other land now or formerly of Parenteau (acquired from Becker); thence turning and running in a Westerly direction along the Southerly side of Calef Highway a distance of 225 feet, more or less, to a brook; thence turning and running Southerly along said brook a distance of 200 feet to a stake; thence turning and running in an Easterly direction and bounded Southerly by other land of Parenteau, a distance of 83 feet to a stake; thence turning and running in a Northerly direction and bounded Easterly by other land now or formerly of Parenteau to the point of beginning.

PARCEL 2: A certain tract or parcel of land located in Epping, Rockingham County, New Hampshire, on the Southerly side of Route 125, now known as Calef Highway, so-called, and bounded and described as follows:

Beginning at the Southeasterly corner of land now or formerly of Cote on Route 125, now known as Calef Highway in said Epping; thence Easterly a distance of 50 feet to a point at land now or formerly of Parenteau; thence turning Northerly on a line parallel to the Easterly border of Cote's land a distance of 200 feet to a point on the Southerly side of Calef Highway; thence turning and running Westerly along the Southerly side of Calef Highway a

DEEDS, CONT.

distance of 50 feet to the Easterly border of Cote's land; thence turning and running Southerly along the Easterly border of Cote's land a distance of two hundred feet to the point of beginning.

SUBJECT TO a Reciprocal Easement Agreement by and between Neil Santerre and Elana J. Santerre and Alan D. Guibord and Kenneth T. Szymansky, Trustees of Fire and Fence Realty Trust, dated December 10, 2013 and recorded in the Rockingham county Registry of Deeds at Book 5506, Page 2913.

Being the same premises conveyed to the Grantors by deed of Charles Tavano and Kathy Champagne, Trustees for Brittany Realty Trust, dated October 24, 2012 and recorded at the Rockingham County Registry of Deeds at Book 5370, Page 1276.

This is not homestead property.

No title search was requested or performed with respect to this property, subject to encumbrances of record.

EXECUTED this 27 day of February, 2015.

Witness

Neil Santerre

Witness

Elana Santerre

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 27 day of February, 2015, before me, personally appeared Neil Santerre and Elana Santerre, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public
Printed Name:
My Commission expire

GRETCHEN S. HAYES
MY COMMISSION EXPIRES OCT. 14, 2019
NOTARY PUBLIC
NEW HAMPSHIRE

S:\SA-SD\SANTERRE, NEIL & ELANA\DEED - 275 CALEF HIGHWAY - TO LLC.DOC

SELLER'S DISCLOSURE

Property Address 275 Calef Hwy
Epping, N.H. 03042

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
Type: Well - Ag
Location: Right of building
Malfunctions: Pump Replaced - 6/2025
Date of Installation:
Date of most recent water test: 2014
Problems with system: Nothing other than pump

SEWERAGE DISPOSAL SYSTEM
Size of Tank: unknown
Type of system: Private - concrete tank & leach field
Location: behind building
Malfunctions: —
Age of system:
Date most recently serviced: 2011
Name of Contractor who services system: Epping Septic

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Untitled

SELLER'S DISCLOSURE CONT.

Property Address 275 Calef Hwy. Epping, N.H. 03042

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: N.A.
Does the Property use a septic disposal system?
Yes ☐ No ☐
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 sire 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? N.A.

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.

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SELLER'S DISCLOSURE CONT.

Property Address 275 CALEF Hwy.
Epping, N.H. 03042

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: 275 CALEF Hwy.

Unit Number (if applicable): _____

Town: Epping, N.H.

[signature] 10/27/25
SELLER Date

[signature] 10/27/25
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

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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 option 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
darden@nainorwoodgroup.com

JESSIE GILTON
ADVISOR
tel (603) 637-2008
mobile (617) 820-8443
jessie@nainorwoodgroup.com

NAI Norwood Group
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NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com