



**FOR SALE**

**FULLY OCCUPIED, MIXED USE INVESTMENT PROPERTY**

1557 FIRST NH TURNPIKE, NORTHWOOD, NH 03261



### PROPERTY INFORMATION

Rare three-unit mixed-use investment property with immediate income in place along Route 4 in Northwood's "Antique Alley" corridor. This well-maintained 5,302 +/- SF two-story building on 0.38 acres offers 259± feet of direct Route 4 frontage and three fully occupied units with established, long-term tenants: a first-floor antique/retail store with basement and garage access (\$1,600/mo), a first-floor commercial office/non-profit space (\$900/mo), and a second-floor 2-bedroom residential apartment with private garage (\$1,600/mo) — generating \$49,200 in gross scheduled annual income, with rents currently below market offering immediate upside potential.

Ideal property for an investor, owner-user, or 1031 exchange Buyer featuring strong Route 4 visibility and a deeded Right-of-Way to Northwood Lake with beautiful water views.

Address	1557 First NH Turnpike, Northwood, NH
Property Type	Mixed-Use (Retail/Office/Industrial)
Units	3
Year Built	1978
Building Size	9,700 ± SF
Finished Area	5,302 ± SF
Lot Size	0.38 ± Acres
Zoning	General District
No. Stories	2
Road Frontage	259' ±
Heat	Oil / Forced Air
A/C	Yes
Water	Private well
Sewer	Private septic
Roof	Asphalt Shingle
Parking	Off Street
Construction Type	Wood Frame
Permitted Uses	General District — permits a wide range of uses including retail, office, personal service, restaurant, light commercial, and residential. Highly flexible designation supporting owner-user, investor, and mixed-use configurations.

## INCOME BREAKDOWN

Tenant / Use	Monthly Rent	Annual Rent
Antique Store (Commercial w/Garage Door)	\$1,600	\$19,200
Upstairs Apartment (w/ Garage)	\$1,600	\$19,200
Additional Unit / Office	\$900	\$10,800
<b>Total Gross Income</b>	<b>\$4,100</b>	<b>\$49,200</b>

✓ Fully leased ✓ Diversified tenant mix

### Tenant and Landlord Responsibilities

#### Tenant Paid:

- Utilities
- Standard Interior Maintenance

#### Landlord Paid:

- Heat For Commercial Space
- Snow Plowing
- Landscaping
- Taxes
- Insurance
- Repairs / Capital Items (e.g., AC, General Upkeep)

## OPERATING EXPENSES

Expense	Annual Estimate
Taxes	\$12,325
Insurance	\$7,252
Landscaping	N/A
Repairs & Maintenance*	\$3,169
Oil for apt and non profit office	\$2,642

\*Repairs/ maintenance include septic pumping, plowing and water heater service and filter

### Notes:

- Seller/LL plans to add future house meter
- Mixed-use property: commercial + residential
- Strong income diversity (retail + residential)
- Owner currently covering certain utilities (opportunity to reposition)
- Potential upside through rent increases or expense restructuring

## PROPERTY HIGHLIGHTS

- Mixed-use investment property with 3 income-producing units
- Located on Route 4 (“Antique Alley”) with strong visibility
- 100% occupied with stable tenants
- Gross annual income: \$49,200
- Includes retail, office, and residential apartment
- Deeded access to Northwood Lake
- Opportunity to increase NOI through expense optimization

## FOR SALE

**Sale Price:** \$565,000

**Sale Terms:** Cash to Seller

## UNIT BREAKDOWN

### Retail – Antique Store

- First floor commercial space
- Open layout with basement access
- Established retail use
- Garage door

### Office / Commercial Unit

- Additional income-producing space
- Half bath

### Residential Apartment

- 2-bedroom unit
- Full bath
- Includes garage

## SITE & LOCATION

- Corner location at Route 4 & Cove Way
- Strong traffic exposure in established retail corridor
- Paved driveway and parking
- Level lot with easy access

## ASSESSMENT INFORMATION

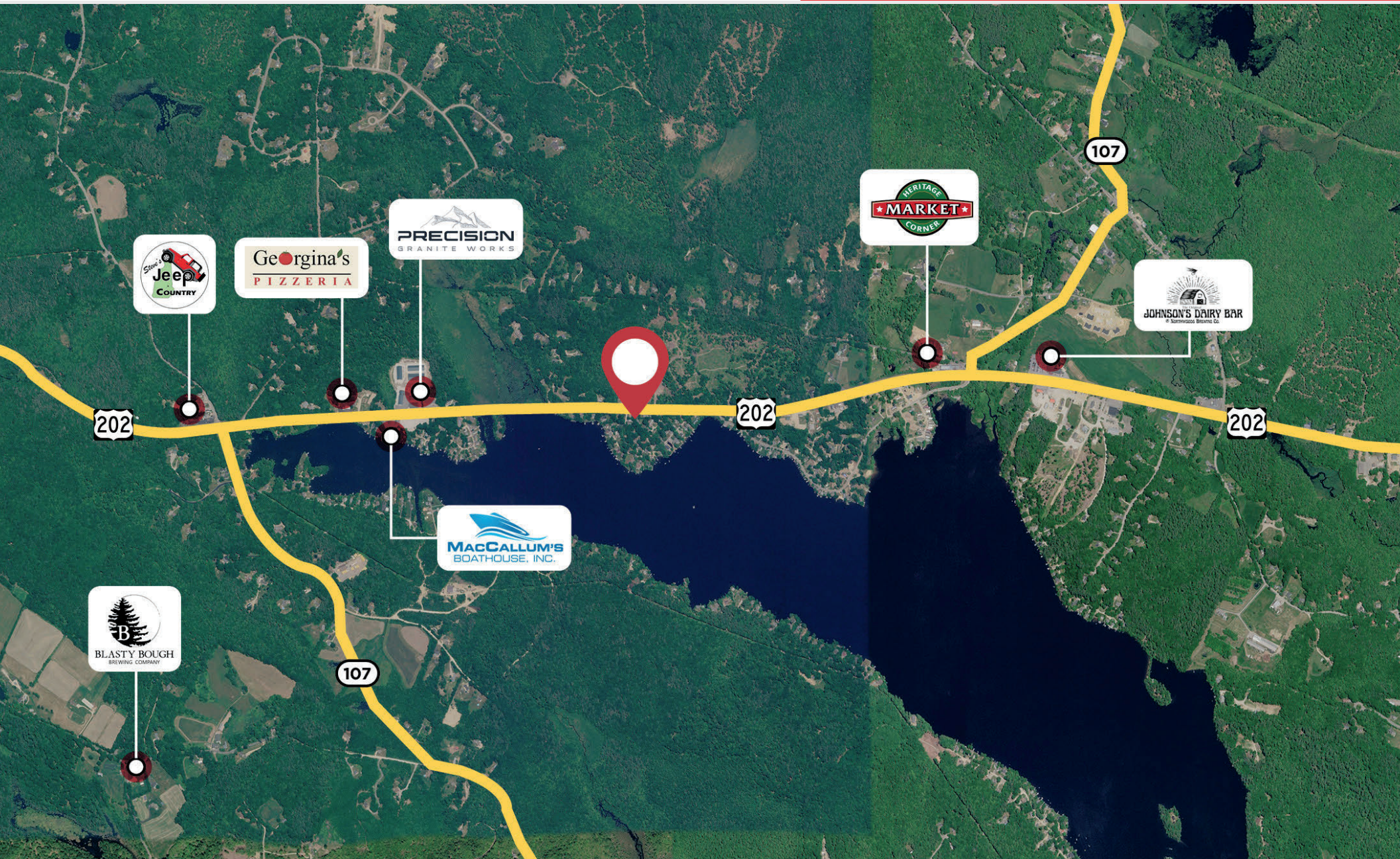
- Assessed Value (2025): \$694,800
- Land: ~\$203,800
- Building: ~\$486,100

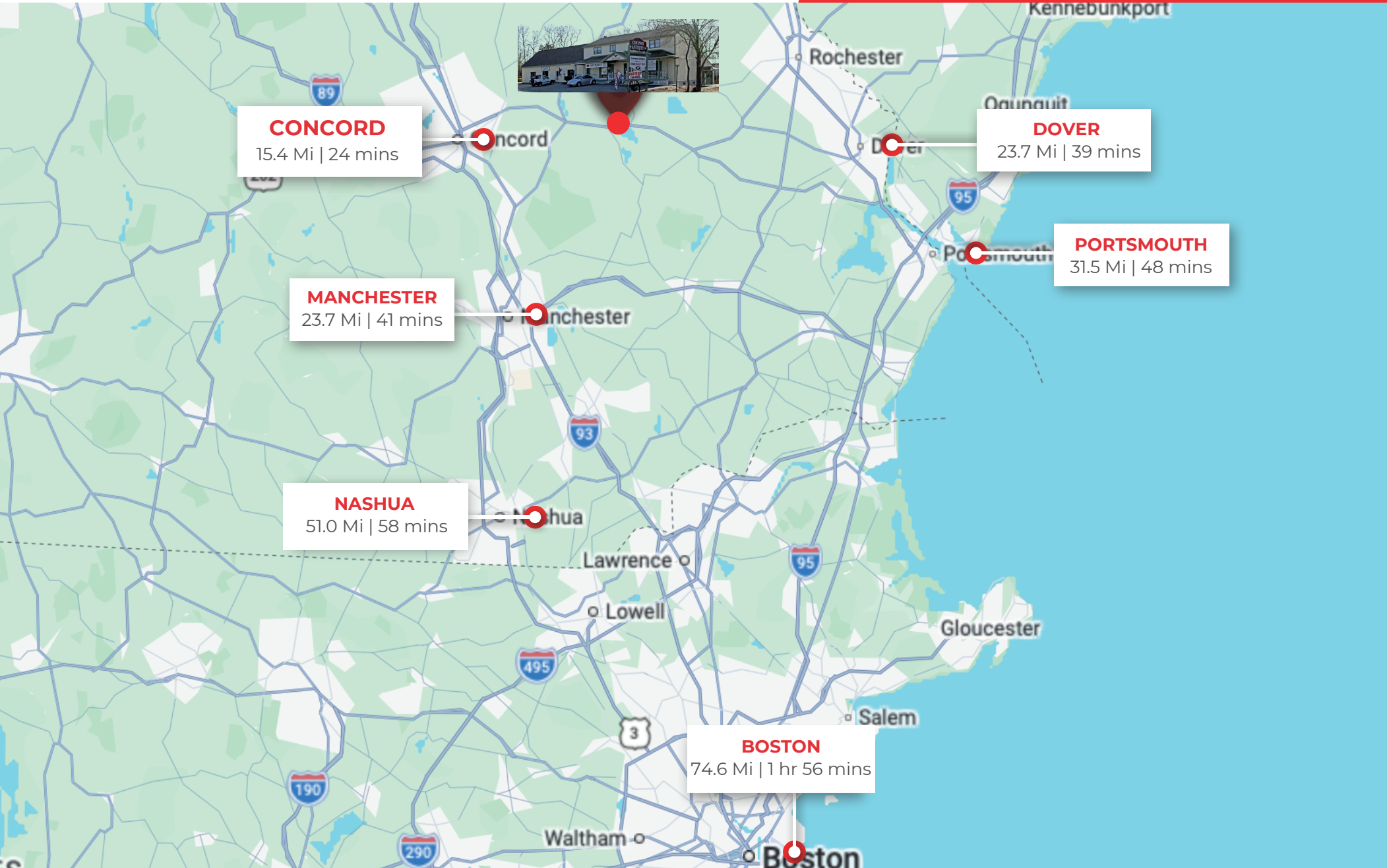
## INVESTMENT HIGHLIGHTS

- Stable in-place cash flow
- Mixed-use reduces vacancy risk
- Below-market positioning opportunity
- Value-add through rent increases and expense restructuring

PRIME COMMERCIAL RETAIL/OFFICE CONDO IN HAMPTON BUSINESS DISTRICT





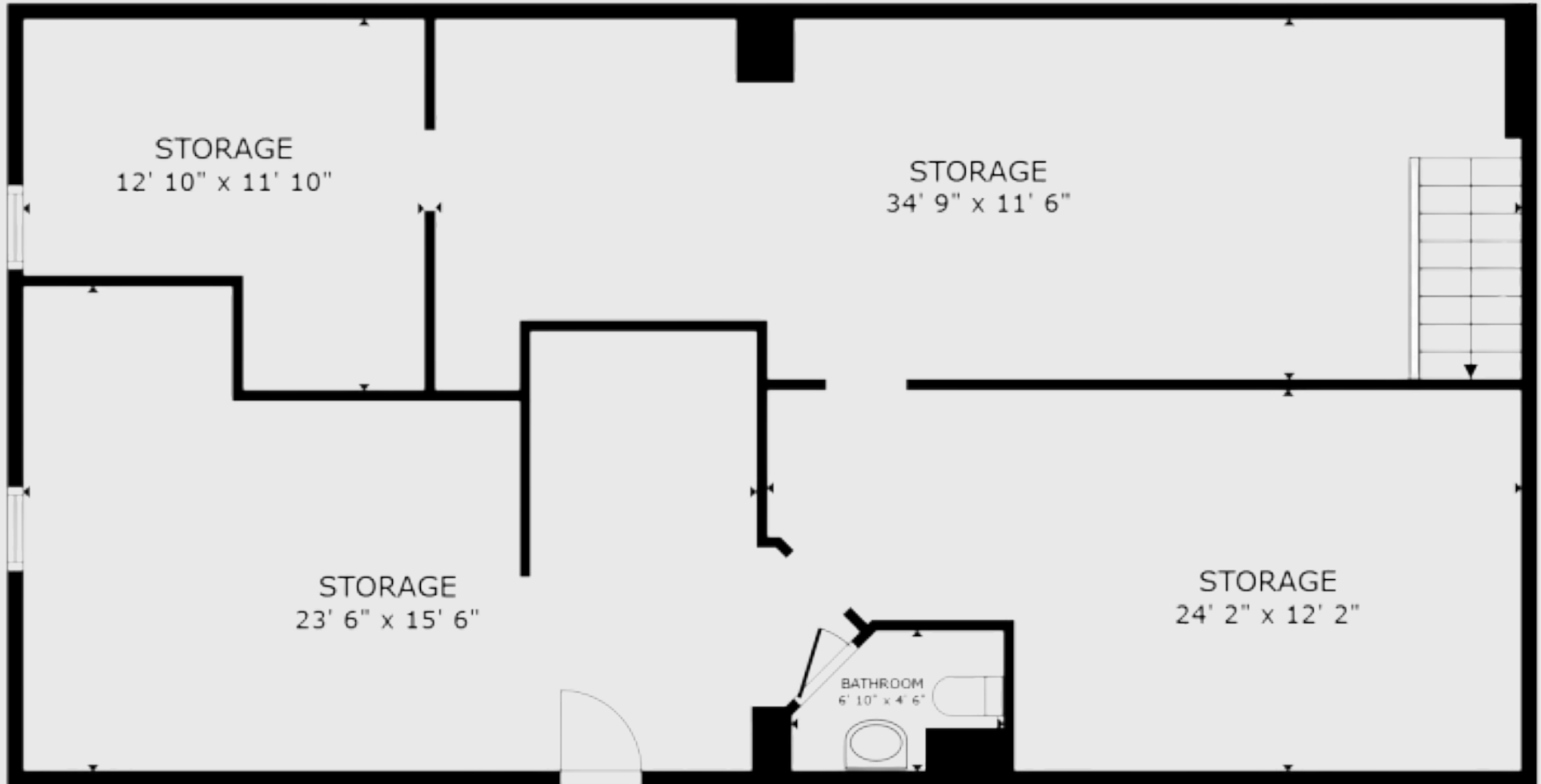


**Take a Virtual Tour!**



**FLOOR 1 (Antique Shop)**

**Take a Virtual Tour!**

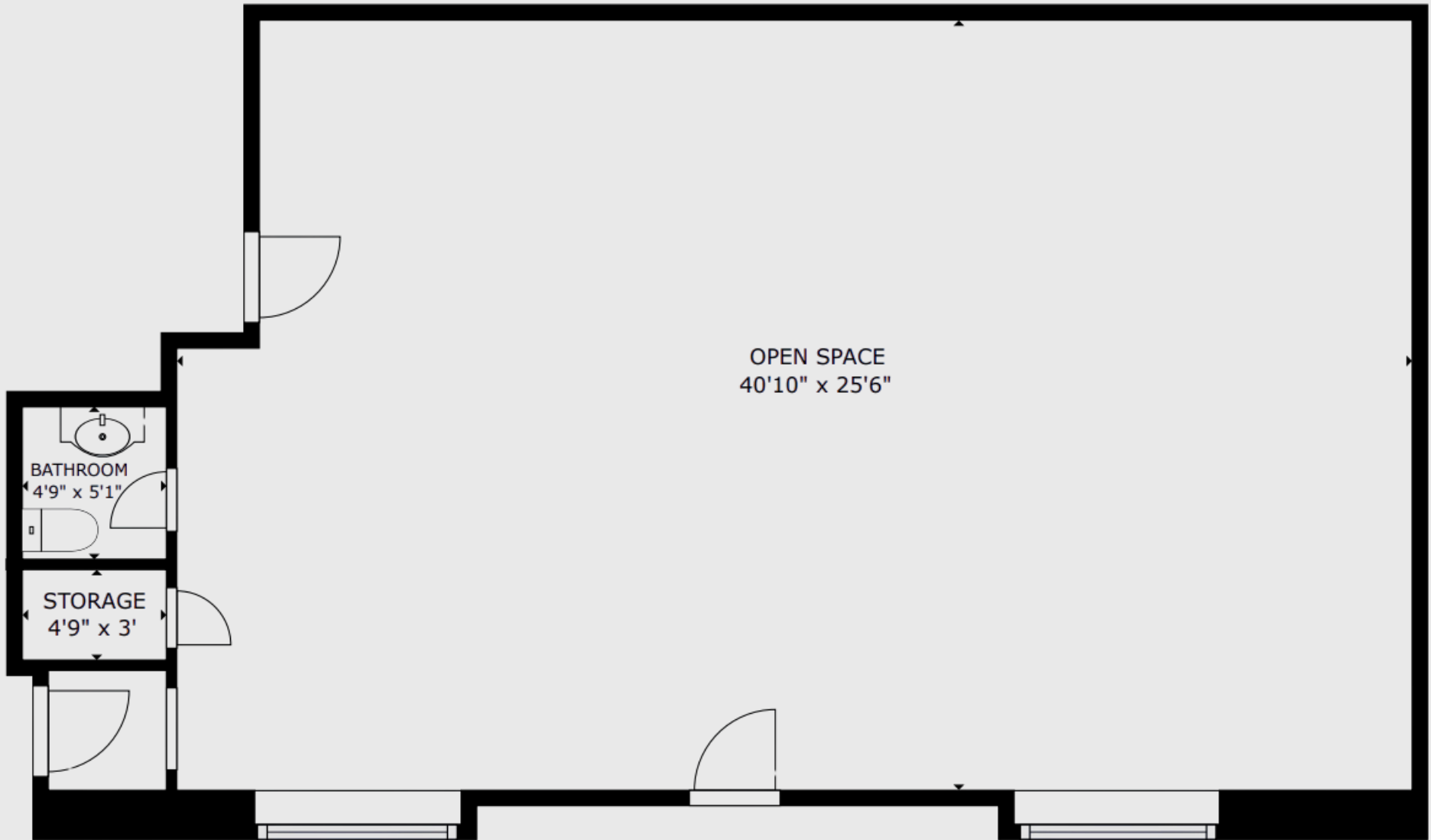


**BASEMENT (Antique Shop)**

Take a Virtual Tour!

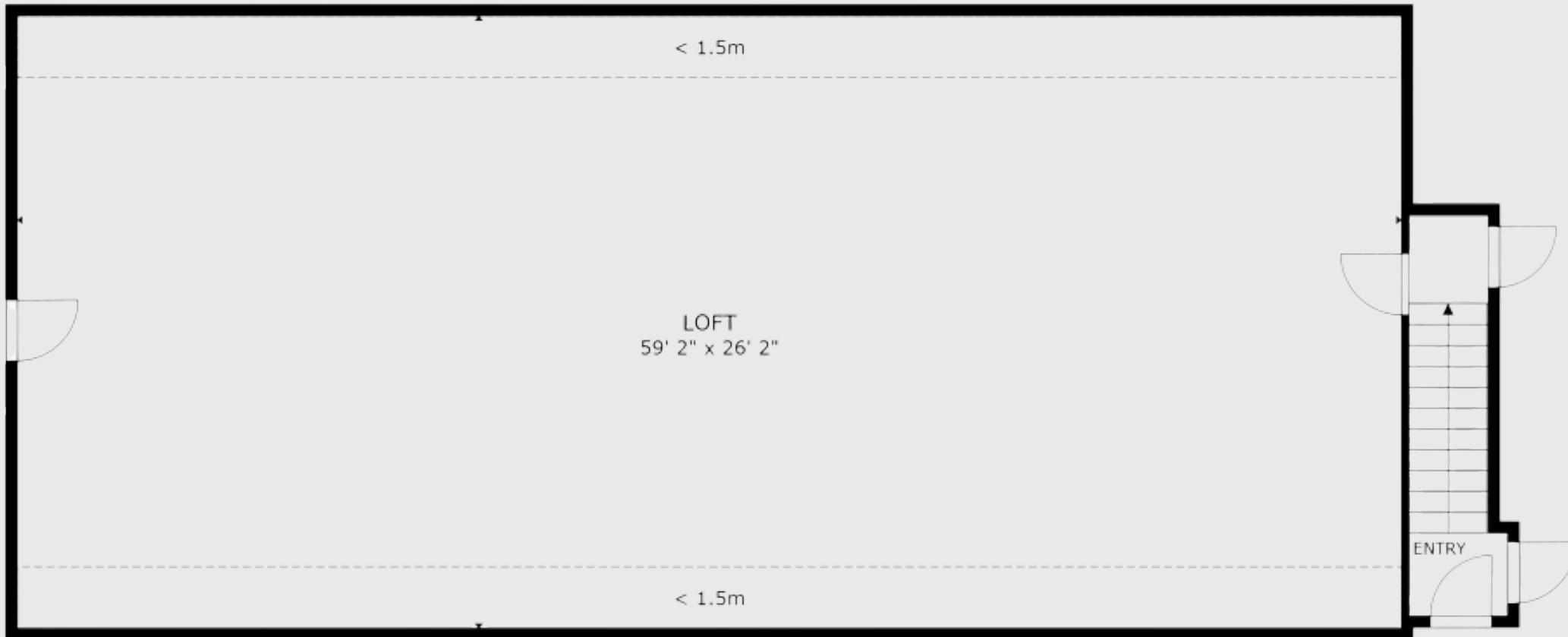
## APARTMENT (2<sup>nd</sup> Floor)





**OFFICE**

**Take a Virtual Tour!**


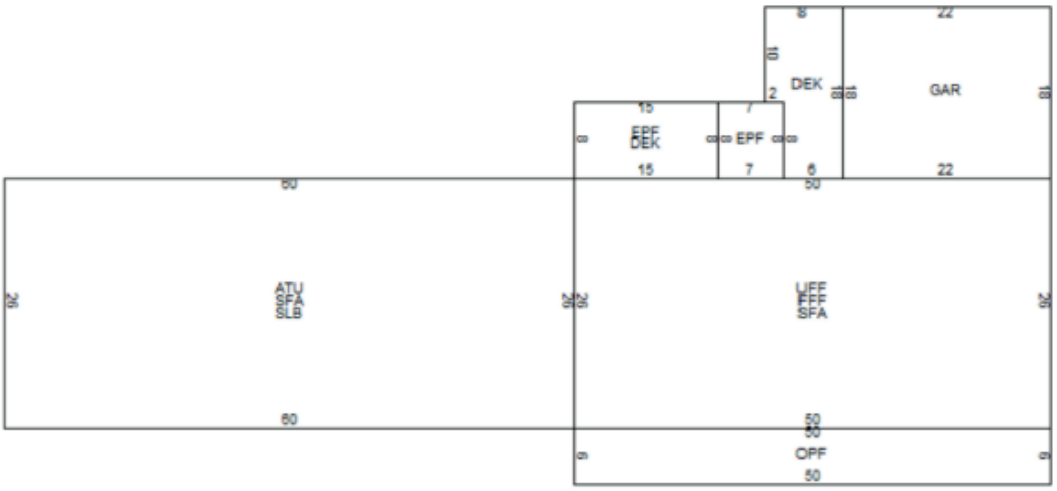


**ATTIC**

### TAX CARD

Map: 000108		Lot: 000093		Sub: 000000		Card: 1 of 1		1557 FIRST NH TURNPIKE		NORTHWOOD		Printed: 10/01/2025			
<b>OWNER INFORMATION</b>				<b>SALES HISTORY</b>								<b>PICTURE</b>			
NIBRUD PROPERTIES LLC				Date	Book	Page	Type	Price	Grantor						
102 ROUTE 125				09/27/2022	6441	2540	U 1 38	DURBIN, RAYMOND							
KINGSTON, NH 03848				07/01/2022	6420	1961	U 1 00	295,000	WRJ PROPERTIES LLC						
				06/05/2017	5824	1244	U 1 23	JOSEPH, WILLIAM R							
				01/09/2008	4878	0890	Q 1	295,000	PETTIGREW, DAVID						
				11/02/2001	3668	2495	U 1 18	210,000	LOTZ, ROGER & DIANE						
<b>LISTING HISTORY</b>				<b>NOTES</b>								<b>MUNICIPAL SOFTWARE BY AVITAR</b>			
06/09/22	MAIL	APPT LETTER		YELLOW; APT UP STAIRS; ROUGH FINISH IN BSMT; OPEN AREA ON 1ST FLR; ANTIQUES & COLLECTABLES; 3/08 ADJ AC PER MAPPERS RW, SIGN 100% COMP, AC, LOW COST FIN IN 1ST SECTION; 2019 CYC 2 COMMERCIAL TENANTS ON FFF AND APT ABOVE, BSMT IS PART OF ANTIQUE STORE AND OFFERS CUSTOMER ACCESS; BTH COUNT=HALF BATH IN EACH SHOP AND FULL BATH IN UPSTAIRS APT; VIEWED FFF AND BSMT BUT NOT APT; ANTIQUE STORE HAS MONITOR HEAT; EST PAVING; 2021 CYC OWNER NOT PRESENT, NC SINCE INTERIOR INSP OF 2019;								<b>NORTHWOOD ASSESSING OFFICE</b>			
06/03/22	MAIL	APPT LETTER													
06/23/21	EORM														
11/12/19	RERL														
09/16/16	KCCL														
10/22/12	KCM														
08/23/10	RRML														
04/02/10	KC														
<b>EXTRA FEATURES VALUATION</b>				<b>PARCEL TOTAL TAXABLE VALUE</b>											
<b>Feature Type</b>	<b>Units</b>	<b>Length</b>	<b>Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>		<b>Notes</b>		<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>	
PAVING	1,500	1500	x 1	100	3.25	100	4,875				2023	\$ 314,600	\$ 3,600	\$ 149,000	
							<b>4,900</b>				Parcel Total: \$ 467,200				
											2024	\$ 314,600	\$ 3,600	\$ 149,000	
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											<b>2025</b>	<b>\$ 486,100</b>	<b>\$ 4,900</b>	<b>\$ 203,800</b>	
											<b>Parcel Total: \$ 694,800</b>				
<b>LAND VALUATION</b>				<b>LAST REVALUATION: 2025</b>											
<b>Zone:</b> GENERAL DISTRICT		<b>Minimum Acreage:</b> 2.00		<b>Minimum Frontage:</b> 150		<b>Site:</b> AVERAGE						<b>Driveway:</b> PAVED		<b>Road:</b> PAVED	
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>	
COM/IND	0.380 ac	163,000	E	100	100	100	100	100 -- LEVEL	125	203,800	0	N	203,800	MIXED USE	
	<b>0.380 ac</b>									203,800			<b>203,800</b>		

### TAX CARD

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	<b>OWNER</b> <b>NIBRUD PROPERTIES LLC</b>  102 ROUTE 125  KINGSTON, NH 03848  Account Number:		<b>TAXABLE DISTRICTS</b> <table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		District	Percentage			<b>BUILDING DETAILS</b> Model: <b>2.00 STORY FRAME RETAIL</b> Roof: <b>GABLE HIP/ASPHALT</b> Ext: <b>VINYL SIDING</b> Int: <b>DRYWALL</b> Floor: <b>CARPET/AVERAGE 4 USE</b> Heat: <b>OIL/FA DUCTED</b> Bedrooms: <b>2</b> Baths: <b>2.0</b> Fixtures: Extra Kitchens:      Fireplaces: A/C: <b>Yes 100.00 %</b> Generators: Quality: <b>A0 AVG</b> Com. Wall: <b>WOOD, 10 FT.</b> <b>1.0000</b> Size Adj: <b>0.8546</b> Base Rate: <b>CRT 140.00</b> Bldg. Rate: <b>0.8290</b> Sq. Foot Cost: <b>\$ 116.05</b>																																																													
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		<b>2025 BASE YEAR BUILDING VALUATION</b> Market Cost New: <b>\$ 615,297</b> Year Built: <b>1978</b> Condition For Age: <b>AVERAGE</b> <b>21 %</b> Physical: Functional: Economic: Temporary: Total Depreciation: <b>21 %</b>  Building Value: <b>\$ 486,100</b>																																																																				

**DEED**



Book: 6441 Page: 2540

# 22041541 09/27/2022 08:44:31 AM  
Book 6441 Page 2540 Page 1 of 2  
Register of Deeds, Rockingham County

*Cathy Ann Seary*

Ⓜ Nibrud Properties LLC  
102 Route 125  
Kingston NH 03848

LCHIP	ROA632204	25.00
RECORDING		14.00
SURCHARGE		2.00

**WARRANTY DEED**

**Raymond Durbin**, a married man of 102 Route 125, Kingston, New Hampshire, 03848 for consideration paid grants to **Nibrud Properties, LLC**, a New Hampshire Limited Liability Corporation with an address of 102 Route 125, Kingston, New Hampshire, 03848

**With Warranty Covenants**

A certain tract or parcel of land, together with buildings and improvements, situate in the Town of Northwood, County of Rockingham, and State of New Hampshire, shown as "0.38 acres, 108-93" on a plan entitled "Boundary Plan Tax Map 108 Lots 77, 92 & 92, Coveaway Antiques, Route 4, Northwood, N.H." dated 12 September 1997, by William T. Wormell, LLS, recorded with the Rockingham County Registry of Deeds as Plan #D-25918, being bound and described s follows:

Beginning at an iron pipe on the southerly side of U.S. Route 4 & 202 & N.H. Route 9 and thence running along the highway North seventy-four degrees sixteen minutes forty-seven seconds West (N74 degrees 16' 47" W) a distance of one hundred sixty and zero hundredths feet (160.00') to a nail survey marker;

Thence running South eighteen degrees twenty-seven minutes twenty-eight seconds West (S 18 degrees 27' 28" W) a distance of ninety-eight and sixty-six hundredths feet (98.66') to an iron pipe;

Thence running South seventy-four degrees two minutes thirty-six seconds East (S 74 degrees 02' 36" E) a distance of one hundred and forty-four hundredths feet (107.44') to an iron pipe;

Thence continuing South seventy-four degrees two minutes thirty-six seconds East (S 74 degrees 02' 36" E) a distance of eighty-three and twenty hundredths feet (83.20') to an iron pipe buried 15";

Thence running North twelve degrees eighteen minutes eight seconds East (N 12 degrees 18' 08" E) a distance of ninety-nine an forty-three hundredths feet (99.43') to the point of beginning.

Said tract is conveyed subject to the rights of others, if any, to a right-of-way to Northwood Lake and to the public bathing beach of said Lake.

Property Address: 1557 First NH Turnpike, Northwood, NH

**DEED**

**Book: 6441 Page: 2541**

Subject to a structure restriction as set forth in Quitclaim Deed of David Pettigrew to Rodger Lotz and Diane Lotz, dated July 29, 1991, and recorded at the Rockingham County Registry of Deeds, Book 2887, Page 2622.

This is not a homestead property.  
This is a non-contractual transfer requiring nostamp tax

Meaning and intending to convey the same property acquired by deed from **William R. Joseph, Manager, WRJ Properties, LLC** dated June 30, 2022 recorded with the Rockingham County Registry of Deed in Book 6420, Page 1961.

Witness my hand and seal this 24<sup>th</sup> day of September, 2022

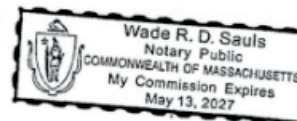
  
Raymond Durbin

**Commonwealth of Massachusetts**

Middlesex, ss

On this 24<sup>th</sup> day of September 2022, before me, the undersigned notary public, personally appeared **Raymond Durbin**, proved to me through satisfactory evidence of identification, which was a NH Driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public:  
My Commission Expires:



## SELLER'S DISCLOSURE



Property Address 1557 1st NH TURNPIKE  
NORTHWOOD, N.H. 03842

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](http://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: Drilled Well  
Location: Back of property  
Malfunctions: NO Filter system  
Date of Installation: UN  
Date of most recent water test: UNKNOWN  
Problems with system: NO

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: 1500 Gal.  
Type of system: Septic  
Location: FRONT OF BUILDING  
Malfunctions: NONE  
Age of system: UNKNOWN  
Date most recently serviced: 10/21/2005  
Name of Contractor who services system:  
D. L. DOCKO + SON LLC

**SELLER'S  
DISCLOSURE**

Property Address 1557 1st NH Turnpike  
Northwood, NH 03261

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  *NAH*

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:

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 site 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?

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.

**SELLER'S  
DISCLOSURE**

Property Address 1557 1st NH Turnpike  
NORTHWOOD, NH 03842

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 NO

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: \_\_\_\_\_

Unit Number (if applicable): \_\_\_\_\_

Town: \_\_\_\_\_

Raymond Darden  
SELLER

4-28-2020  
Date

\_\_\_\_\_  
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

## CONFIDENTIALITY & DISCLAIMER

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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matters legal in character. For properties pertaining to a sale, we do not 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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## CONTACT


### DEANA ARDEN


#### SENIOR ADVISOR

 2 Greenleaf Woods Drive Suite 301

Portsmouth, NH 03801

 (603) 682-3440

 (603) 637-2014

 [arden@nainorwoodgroup.com](mailto:arden@nainorwoodgroup.com)