

256 E Main Street East Hampstead, NH



- 2.12 Acres of High, Dry Land
- Zoned C-1
- Near Busy, Signalized Light at State Rt 111 & 121A
- Community Water Available at Street
- 30X30 Horse Barn with Loft Space
- Barn Expanded with an Additional 1,000 SF of Usable Area (Total: 1,900 +/- SF)
- 1,700 +/- SF Home Built in 1830
- 3 Bedrooms / 2 Bathrooms
- Neighbors with Hannaford, Walgreens, East Coast Lumber,...
- Across the Street from Popular Colby Corner



Doug Martin
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www.commercial.paulamartingroup.com
50 Nashua Rd. Ste. 111
Londonderry, NH 03053

PAULA MARTIN
group
KW METROPOLITAN
KELLER WILLIAMS REALTY
Each office is independently owned and operated.



256 E Main Street East Hampstead, NH



Rare opportunity to acquire 2.12 acres of high, dry land in a highly visible commercial corridor. The property includes a charming 1,700± SF, three-bedroom, two-bath home built in 1830 on a solid granite foundation that has stood the test of time for nearly two centuries. Also included is a well-maintained barn that originated as a 30' x 30' horse barn with loft space and has been expanded to provide approximately 1,000 square feet of additional usable area. Both structures are in good condition and offer excellent potential for renovation, adaptive reuse, or redevelopment. Community water is available at the street.

The property is zoned C-1, allowing for a wide range of commercial and industrial uses, including retail, restaurant, banking, office, salon, barber shop, educational, daycare, and various light industrial applications. Strategically located near the busy signalized intersection of State Routes 111 and 121A, the site benefits from outstanding visibility, accessibility, and traffic exposure. Surrounded by established businesses such as Hannaford, Walgreens, and East Coast Lumber, and situated directly across from the popular Colby Corner, this property presents a compelling opportunity for investors, owner-users, or developers seeking a prime commercial location with exceptional future potential.



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A map showing the location of the site. The map includes the following labels: EMERSON AVE, NH, CENTRAL ST, 12-A, NH RTE, and SITE. The site is marked with a black dot at the intersection of Central St and 12-A.

SCALE: 1"=50' SEPT. 1984

I recently received a copy of the "Journal of the
 American Medical Association" for the month of
 June. It is a very interesting and valuable
 publication. I have read it with interest and
 have found it to be a very good source of
 information. I have also found it to be a
 very good source of information. I have also
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[Faint circular postmark from "STATION DE L'ETAT DE NEW YORK" dated "JAN 20 1896".]

1795-1

2 Ac

52.0

203.03

266

484.76

265

1

259

12

121A

EAST

250

114.78

101.49

192.20

104.45

37(S)-

155-56

18-111

3.55 Ac

18-33

2.12 Ac

18-113

61Ac

341.48

247.78

FOUR SEASONS OF

OWNER INFORMATION			SALES HISTORY					PICTURE	
DUQUETTE, RICHARD R & BRENDA, TRU			Date	Book	Page	Type	Price Grantor		
DUQUETTE FAMILY REVOC. TRUST			06/07/2023	6487	176	U I 38	DUQUETTE, RICHARD R		
P.O. BOX 419			08/16/2002	3543	1188	U I 38	DUQUETTE, RAYMOND J		
EAST HAMPSTEAD, NH 03826			01/20/1998	3263	0778	U I 38	40 DUQUETTE,RAYMOND&SUS		
LISTING HISTORY			NOTES						
05/17/22	CA	1/4 EXT	WHT, EPF=FINISHED W/BRK TILE & HOT TUB,HOT TUB NOT BUILT IN,						
01/13/09	DMG	1/4 REVIEW- INFO AT DOOR	V.G.COND 7/98 NOH DEL SHED KC. 04/03 ACP COMPLETED 100%-1/09-COR						
07/21/03	BL		SKETCH & OUTBUILDINGS 5/22 ADJ FLOORING, ADJ EX FEAT LIST FPL AND						
04/01/03	DOM		DET DEK						
07/16/98	NOH								
06/23/89	EST								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
GARAGE	462	14 x 33	95	28.00	75	9,217			
GARAGE	126	21 x 6	187	28.00	75	4,948			
LEAN-TO	168	6 x 28	155	4.00	75	781	OFF OFF BARN		
BARN /LOFT	990	33 x 30	76	37.50	75	21,161			
SHED	150	6 x 25	100	14.00	60	1,260			
POOL ABOVE GROUND *	24	24 x 1	400	20.00	60	1,152			
LEAN-TO	273	7 x 39	119	4.00	75	975			
FIREPLACE 2-1	2		100	4,000.00	100	8,000			
DECK DETACHED	208	26 x 8	137	8.00	60	1,368			
						48,900			
MUNICIPAL SOFTWARE BY AVITAR									
HAMPSTEAD ASSESSING OFFICE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building		Features		Land				
2023	\$ 107,300		\$ 48,700		\$ 234,200				
					Parcel Total: \$ 390,200				
2024	\$ 180,600		\$ 48,900		\$ 236,700				
					Parcel Total: \$ 466,200				
2025	\$ 180,600		\$ 48,900		\$ 236,700				
					Parcel Total: \$ 466,200				

LAND VALUATION

Zone: C1 COMMERCIAL Minimum Acreage: 0.75 Minimum Frontage: 125										Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value Notes
1F RES	0.750 ac	294,000	F	110	100	100	100		70	226,400	0	N	226,400 ECO
1F RES	1.370 ac	x 10,000	X	100					75	10,300	0	N	10,300
2.120 ac										236,700			236,700

LAST REVALUATION: 2024

Map: 000018

Lot: 000033

Sub: 000000

Card: 1 of 1

256 E MAIN ST

HAMPSTEAD

Printed: 08/21/2025



TAXABLE DISTRICTS

District	Percentage
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OWNER

DUQUETTE, RICHARD R& BRENDA, T
DUQUETTE FAMILY REVOC. TRUST
P.O. BOX 419
EAST HAMPSTEAD, NH 03826

PERMITS

Date	Permit ID	Permit Type	Notes
06/10/02	A2241-02	POOL	ABOVE GROUND POOL

BUILDING DETAILS

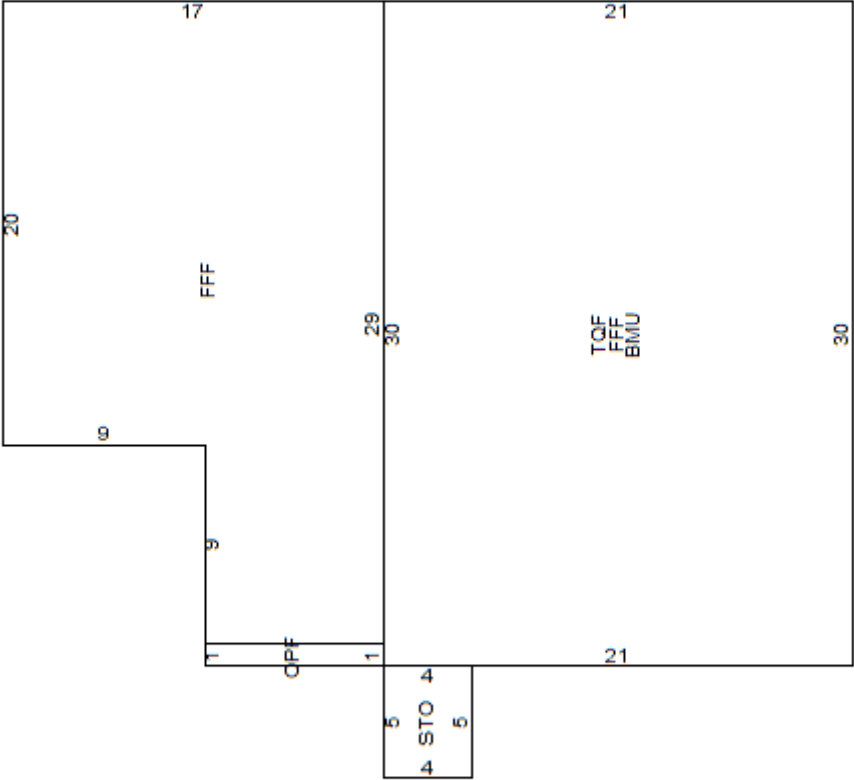
Model: 1.75 STORY FRAME CONVENT
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: PLASTERED/DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/FA DUCTED
Bedrooms: 3 Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.1107 Base Rate: RSA 150.00
Bldg. Rate: 1.0343
Sq. Foot Cost: \$ 155.14

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1042	1.00	1042
TQF	3/4 STRY FIN	630	0.75	473
BMU	BSMNT	630	0.15	95
OPF	OPEN PORCH FIN	8	0.25	2
STO	STORAGE AREA	20	0.25	5
		2,330		1,617

2024 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 250,861
Year Built:	1830
Condition For Age:	GOOD
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	28 %
Building Value:	\$ 180,600



HAMPSTEAD ZONING ORDINANCE

COMMERCIAL ZONE C-1

Adopted-12/17/1968

F. Signage design

The maximum height of a freestanding light shall not exceed twenty (20) feet.

The style of the light and light standard shall be consistent with the architectural style of the principal building. Adopted-3/11/2008

III-4: 2 Permitted Uses

A. Any retail business such as: book, stationery, or news store, drug store, dry goods or variety store, jewelry store, florist or gift shop, grocery store, hardware store, meat market, or wearing apparel store, limited to indoor sales.

Adopted-12/17/1968

B. Any service establishments such as: barber shops, beauty shops, custom tailors, shoe repair, self-service, laundry, banks, restaurants, business and professional offices, limited to indoor sales and service. Adopted-12/17/1968

C. Automotive filling and service stations. Adopted-12/17/1968

D. Schools, day care and nursery centers and adult care centers.
Revised 3/9/1993

E. Cargo Storage Containers. Adopted 3/11/2025

In Commercial Zones C-1, C-2, and C-3, a single cargo storage container is permitted on a commercial or industrial site with or without an approved site plan with prior approval of the Planning Board and a permit issued by the Building Department and subject to the following conditions:

A: Storage containers, without an axle, are allowed provided that the container has been issued a permit, and is placed to meet the setbacks of the individual districts.

B: Any storage container permit is issued only for a specific container. Any new container, or substitute container shall require a new permit. The new permit shall meet all the requirements of Subsection A above.

C: The cost of a permit for a storage container shall be as set forth in the Building Department Fee Schedule for a twelve-month period renewable on a yearly basis.

D: Trailers and containers with an axle are allowable for commercial/industrial use properties with site plan approval by the Planning Board. The permit shall meet all the requirements of Subsection A, B, and C above.

All other cargo storage containers are prohibited in Commercial Zones C-1, C-2, and C-3.

HAMPSTEAD ZONING ORDINANCE

COMMERCIAL ZONE C-1

Adopted-12/17/1968

RESTRICTIONS:

1. Residential construction is prohibited. Adopted-3/13/1984
2. The sale or offering for sale of motorized vehicles is prohibited in this Zoning District. Adopted-3/9/1999

III-4: 3 Special Exceptions

If, after a Public Hearing by the Board of Adjustment, a proposed business is found to conform in character of operation and would be in harmony with the allowed uses of this Zone, then such use may be allowed by Special Exception of the Board of Adjustment subject to appropriate conditions and safeguards as may be deemed necessary by said Board of Adjustment. Adopted-12/17/1968

III-4: 4 Lot Regulations

Building lots for business only shall:

A. Size

Have a minimum lot size equal to 3/4 of the minimum lot size required in Article II-I (SOIL BASED LOT SIZE) unless the NHWSPCC regulations require a larger size based on subsurface disposal requirements.

Adopted-3/7/1972, Revised 3/14/1989

B. Frontage

Lots shall have a minimum contiguous frontage of 125 feet on an approved street.

Adopted-3/7/1972, Revised 3/14/1989

C. Setbacks

New business buildings shall be 30 feet from the nearest existing public right-of-way, and 30 feet from the side and rear lot lines. When the property abuts the Residential Zone A, a building shall be no less than 50 feet from the residential lot line(s). Adopted-5/22/1979, Revised 3/13/1990

Before a building permit shall be issued, a certification will be provided to the Building Inspector verifying the location of all foundations to insure compliance with the Town of Hampstead Zoning Regulations. Adopted-3/14/1989

D. Buffer Area

Adopted-3/12/2002 {see Article IV - 12}



CrossFit Disciple

Acropolis Pizza

Nouria

Dunkin'

COVID-19 Drive-Thru
Testing at Walgreens

East Coast Lumber
Equipment Center

East Coast Lumber

Building #3

Cosmos Pizza

Thrive Juice Bar

Cynthia's

Dunkin'

256 E Main St

256 E Main St

Prime Pizza
and Roast

Pasta Loft Restaurant

Danville Rd

Danville Rd

Aspen Dr