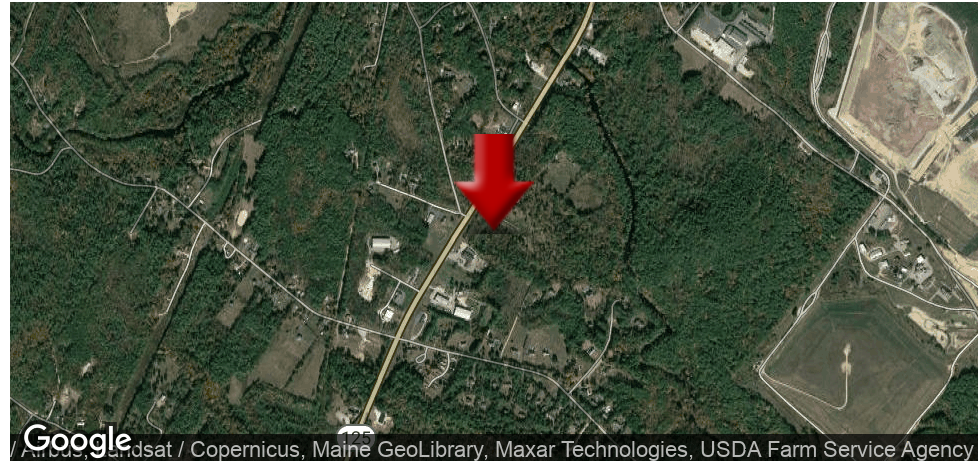


ISINGLASS COMMERCIAL VILLAGE

Calef Highway, Barrington, NH 03825



OFFERING SUMMARY

SALE PRICE:	\$157,950-\$174,900
NUMBER OF DOORS:	1-2
LOT SIZE:	16 Acres
BUILDING SIZE:	1,250
ZONING:	Commercial
MARKET:	Seacoast New Hampshire

PROPERTY OVERVIEW

This is the perfect property for anyone with a hobby involving: cars, boats, campers, ATV's, Jet Ski's, gliders, or anything like these that need a space away from the home to be able to work on their hobby. These units are created so that campers can fit inside and stay clean & dry for the winter, and be worked on at the same time. The same applies for boats, and antique & foreign cars, and other collectables. Great place to hang out and have the "man cave" for working on the toys! Additionally, storage fees disappear and you can have a tax advantage as well!

OR this could be for the professionals, providing the small business with a place that is affordable, clean and easily accessible. Plumbers, Electricians, HVAC companies, cable workers, the list is endless.

PROPERTY HIGHLIGHTS

- High / Extra Wide bay doors with 1 & 2 door and front & back drive-through (plans available)
- Concrete floors
- Bathroom in each unit (Kitchenette optional)
- Extra long units (up to 60 ft)
- Drive through units
- Heated & cooled units (cooling optional)
- Many extra options available

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SALE PRICE

\$157,950-\$174,900

LOCATION INFORMATION

Building Name	Isinglass Commercial Village
Street Address	Calef Highway
City, State, Zip	Barrington, NH 03825
County/Township	Strafford
Market	Seacoast New Hampshire
Cross Streets	Tolend Road
Road Type	Highway
Market Type	Small
Nearest Highway	Spaulding Turnpike

BUILDING INFORMATION

Tenancy	Multiple
Average Floor Size	1,250 SF
Year Built	2021
Construction Status	Under construction
Framing	SPF Lumber
Condition	Excellent
Roof	Asphalt
Number Of Buildings	22
Walls	Sheetrock
Floor Coverings	Concrete
Exterior Walls	OSB/Zip-wall and Vinyl double 4" clapboard

PROPERTY DETAILS

Property Type	Storage - Hobby - Work - Play
Property Subtype	Other
Zoning	Commercial
Lot Size	16 Acres
APN#	220-0-054

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	4
Parking Description	Parking spaces are 2 for the one door condos, and 4 for the ones that drive through with two doors.

UTILITIES & AMENITIES

Handicap Access	Yes
Broadband	Cable
Restrooms	1
Power	Yes
Plumbing Description	Well water, central heat, and Septic system
Exterior Description	Asphalt walkway, Vinyl Windows & Siding, Asphalt Shingles
Interior Description	Sheetrock

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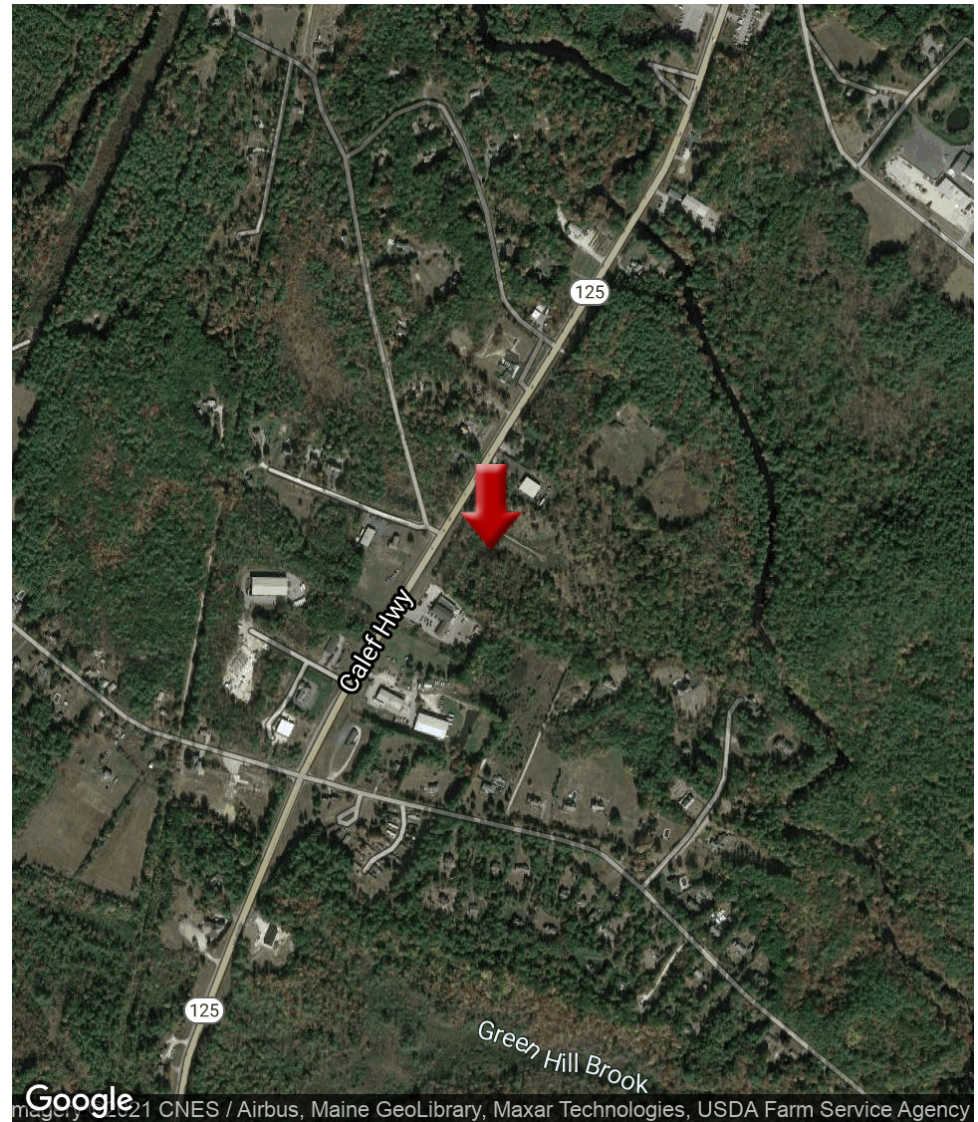
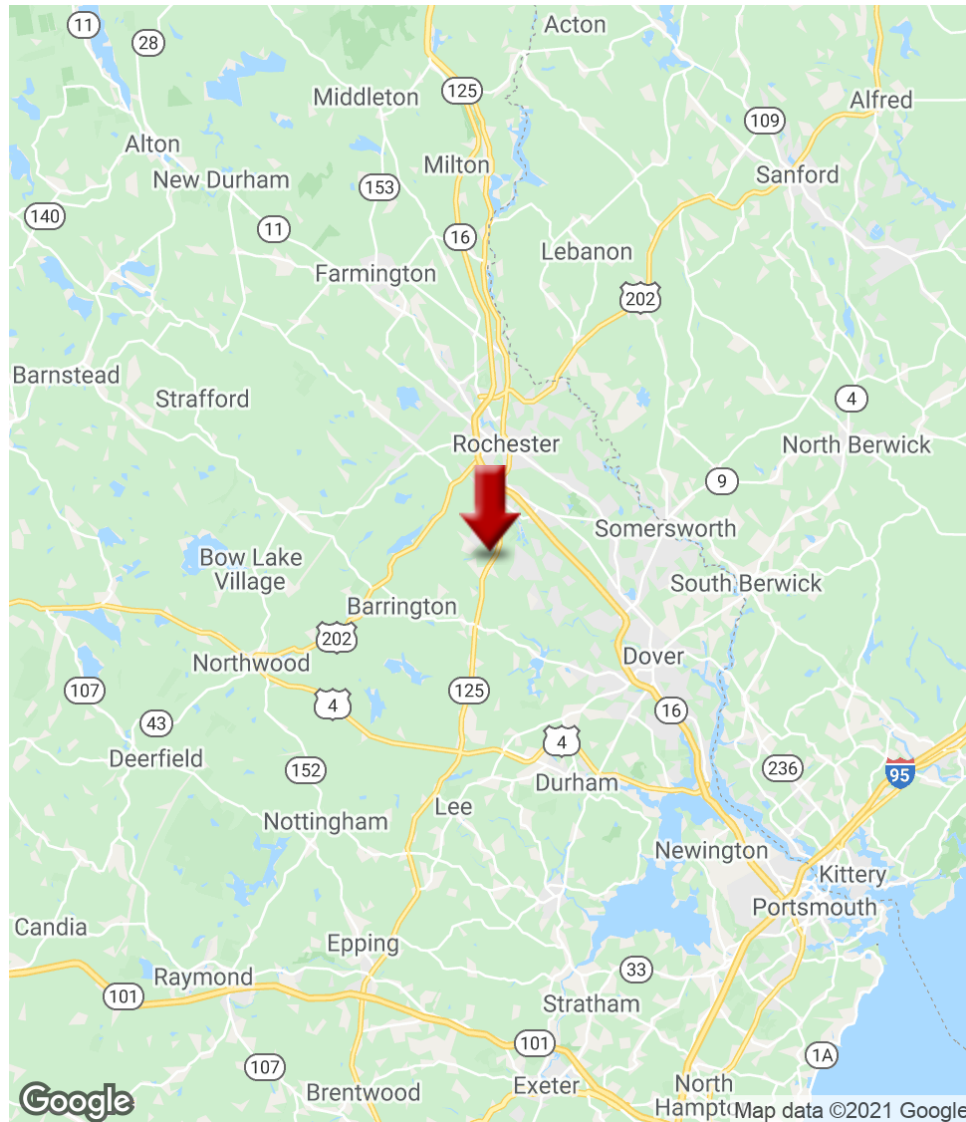
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Calef Highway, Barrington, NH 03825



LOCATION DESCRIPTION

Located just 2.5 miles south from the Spaulding Turnpike (Route 16) which connects all travelers going north to and coming south from the lakes and mountains in NH, convenience is the key for this property. This property is located on Route 125 which is also the main secondary route used by Massachusetts and points south vacationers coming to the NH lakes and mountains as a secondary highway shortcut. Highly visible, very convenient, and easily accessible from all directions.

Barrington is centrally located between the Seacoast and Lakes Region. With over a dozen campgrounds, open ocean docks and lakes region docks just a short drive from the facility. These units are ideal for anyone storing recreational equipment who would prefer to own instead of rent. These units are not the typical industrial park units, but comfortable space for anyone who owns or works on high end vehicles, and other valuable items such as collectables, sporting equipment and antique cars and hot rods. Less than a 30 minute drive to Alton, Dover, Epping, Epsom, Exeter, Lee, Newmarket, Portsmouth, and Rochester. The lakes region is within a 40 minute drive.

LOCATION DETAILS

Market	Seacoast New Hampshire
County	Strafford
Cross Streets	Tolend Road
Road Type	Highway
Market Type	Small
Nearest Highway	Spaulding Turnpike

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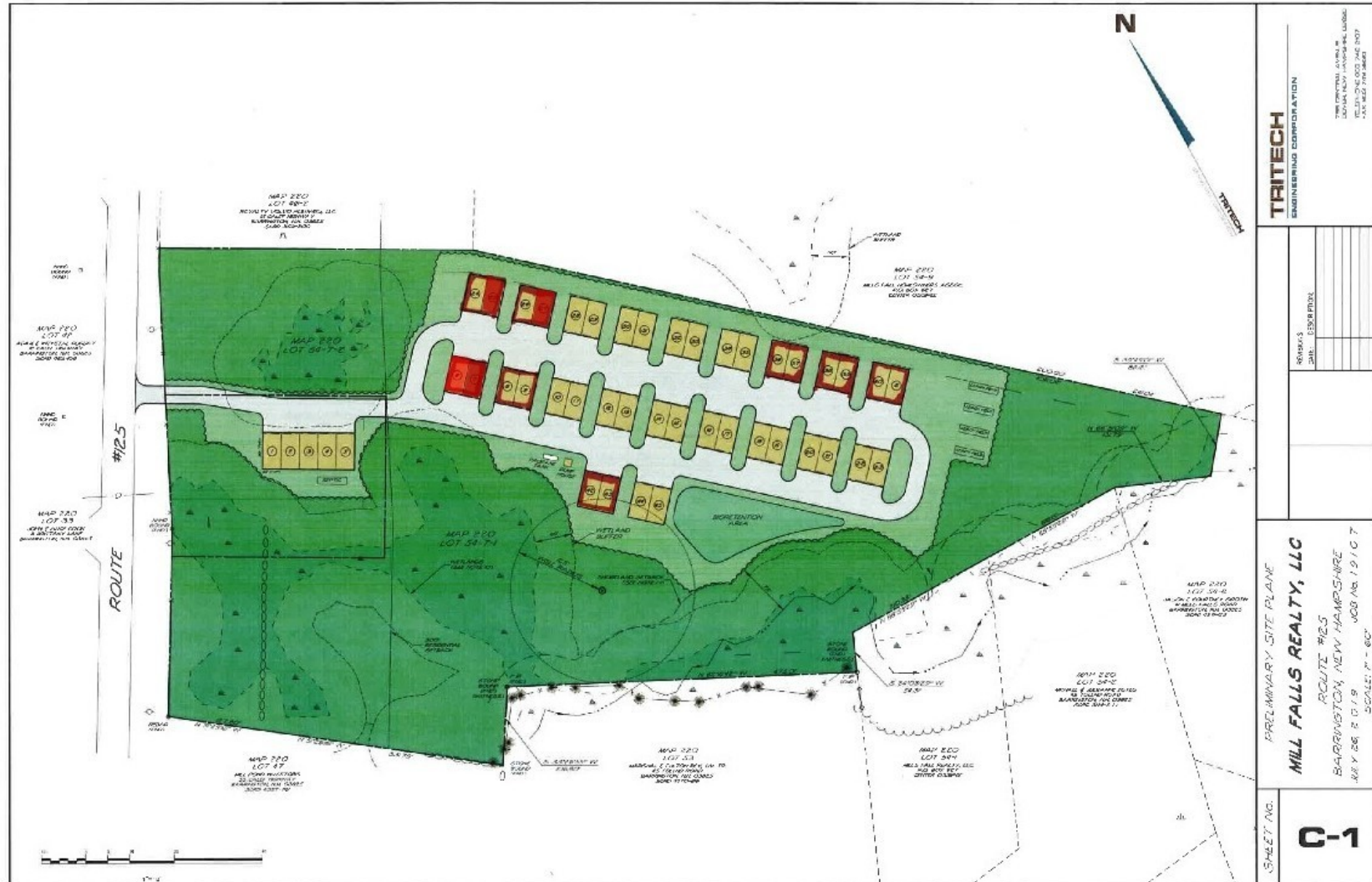


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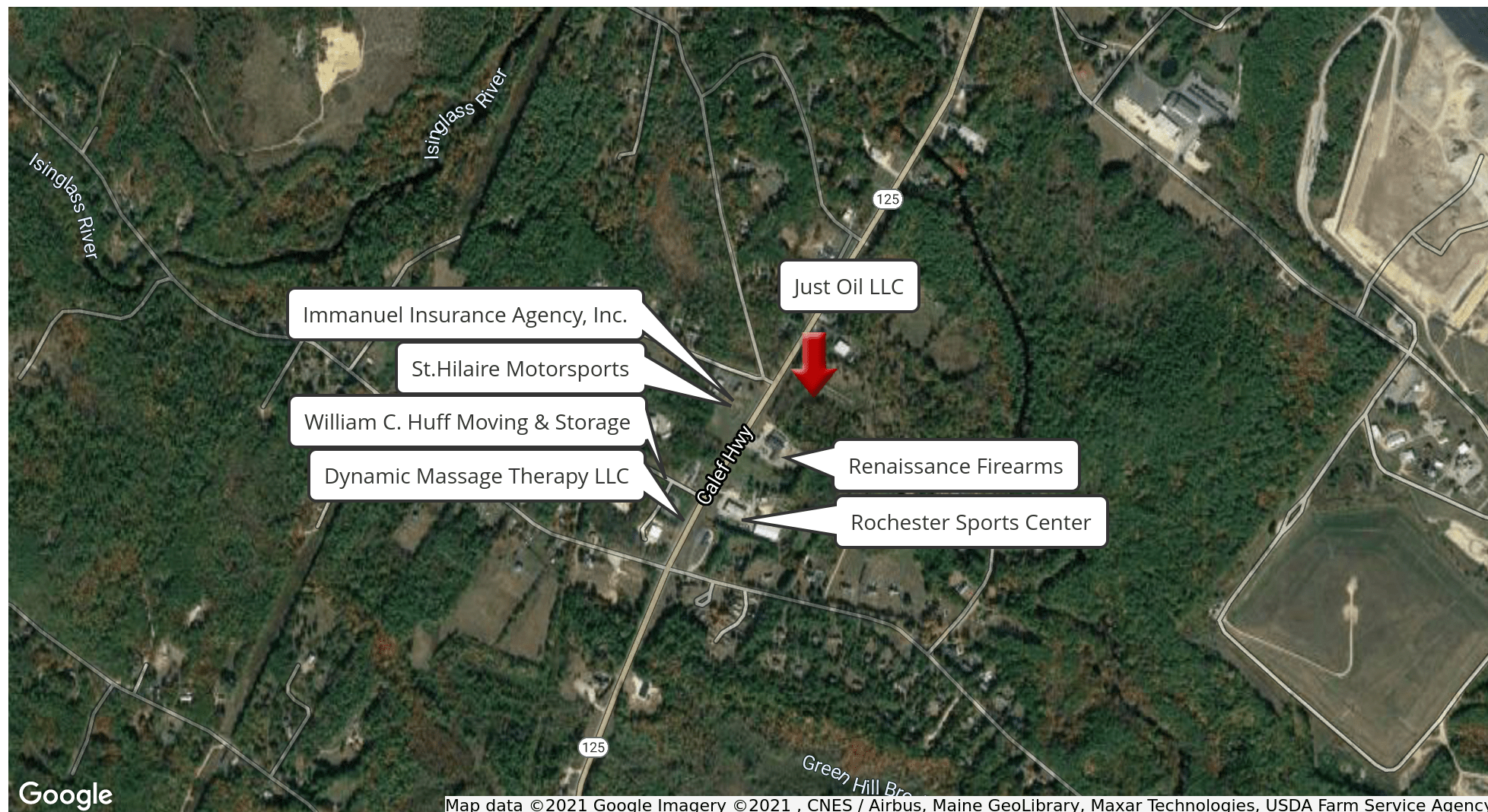
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DEMOGRAPHIC SUMMARY

42-48 Calef Rd, Rochester, New Hampshire, 03839



Drive time of 30 minutes

KEY FACTS

211,272

Population



83,616

Households

39.7

Median Age

\$58,608

Median Disposable Income

EDUCATION

7%

No High School Diploma



27%

High School Graduate



29%

Some College



37%

Bachelor's/Grad/Prof Degree

INCOME



\$74,515

Median Household Income



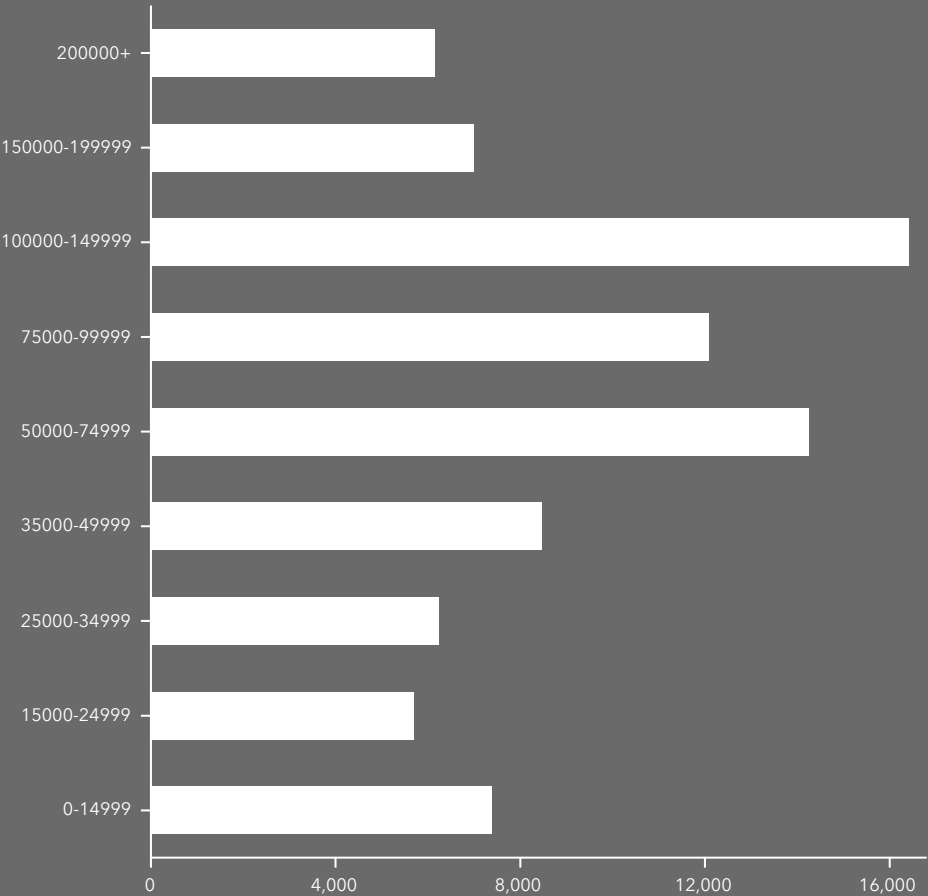
\$37,325

Per Capita Income

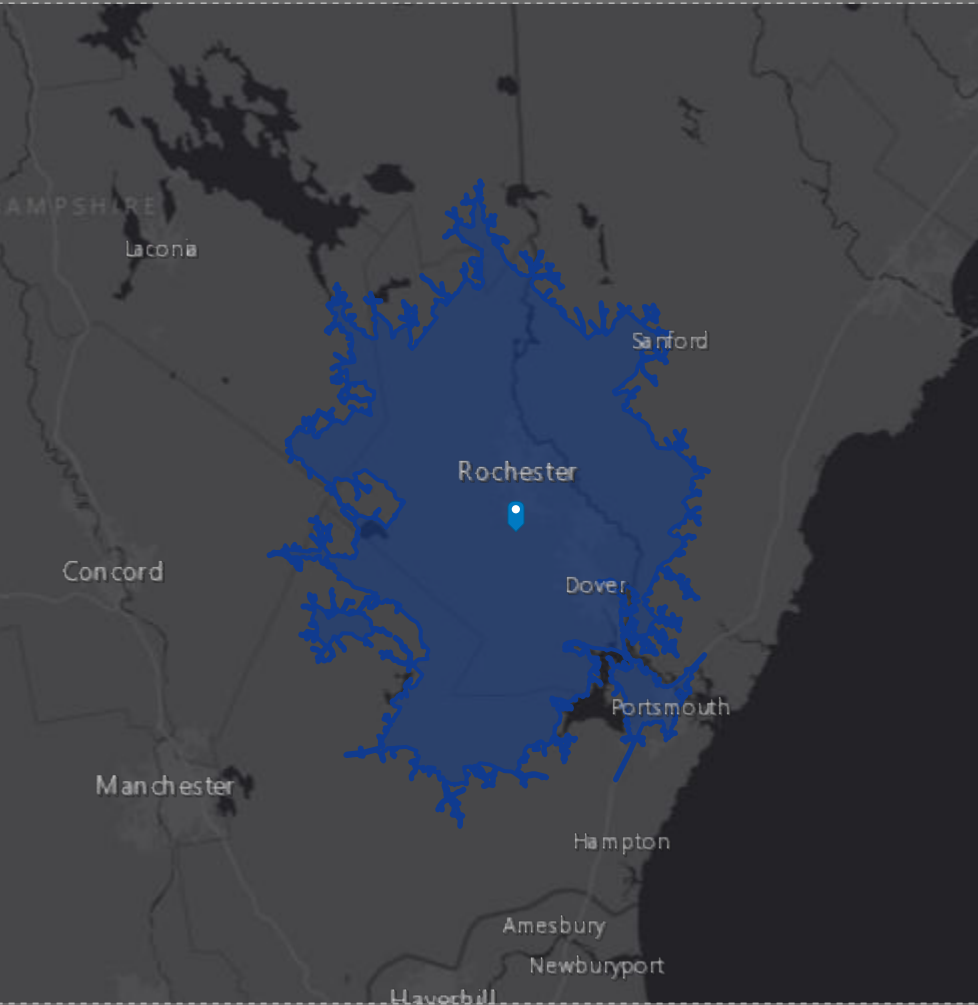


\$120,064

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



66%

White Collar



22%

Blue Collar



12%

Services

15.0%

Unemployment Rate