

MAJOR PRICE REDUCTION – NOW \$1,500,000



585 Calef Hwy, Barrington NH

\$1,500,000

INVESTOR HIGHLIGHTS

- 10,857 Rentable Square Feet.
- 2.7 acres of land with expansion possibility.
- Value Add asset with long-term tenants.
- Below-market rents offer immediate and medium-term upside.
- Unique secondary income stream from propane terminal.
- Stable income with repositioning potential



**COLDWELL BANKER
COMMERCIAL**

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Rent, Expenses, & Building Info - 585 Calef Highway, Barrington, NH

Land: 2.739 acres, 823.8 sq. ft. frontage on east side of Rt 125.
Town of Barrington Map 238, lot 43

Building: approximately 10,857 sq. ft. - Site Plan Included

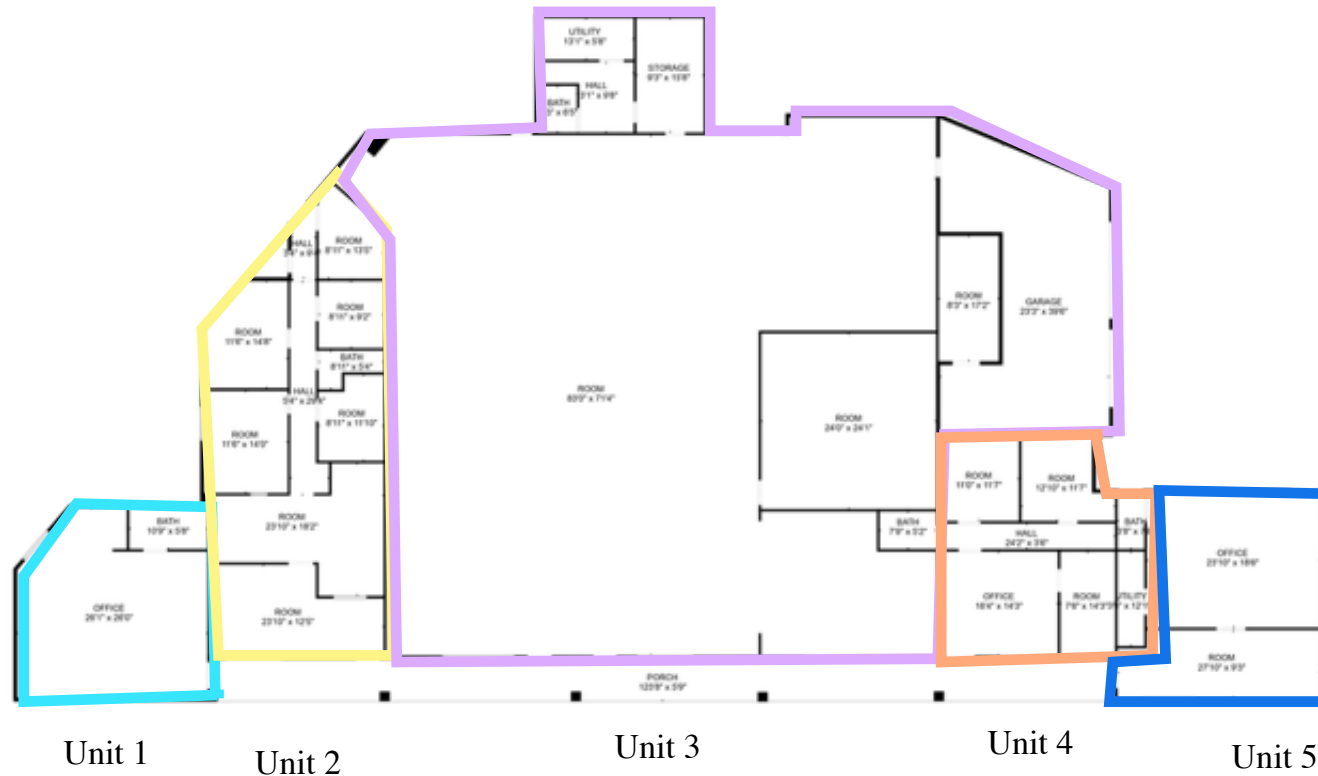
Rent Roll:

Property Info: JSS Realty LLC 585 Calef Hwy, Barrington NH 03825					Date: 07/07/2026		
UNIT #	TENANT'S NAME	SQ FEET (APPROX.)	CURRENT MONTHLY RENT (\$)	OCCUPANCY length	LEASE EXPIRATION OR MTM	NEXT RENT INCREASE (DATE & AMT)	Security Deposits
1	Hodgey's Barbershop	700	\$700.00	10+ Years	MTM	02/27 - 5%+	\$600
2	Journey Thrift Shop	1,300	\$1,155.00	10+ Years	MTM	02/27 - 5%+	\$1100
3	Pet Connection	6,600	\$5,000.00	9 Years	MTM	02/27 - 5%+	\$4000
4	Vacant	900			Vacant/Held	N/A	N/A
5	Jeff's K-1 Heating	900	\$850.00	10+ Years	MTM	02/27 - 5%+	\$800
6	Land Lease	N/A	\$655.00	8 Years	MTM	10% Propane	N/A
SUB-TOTAL MO. GROSS RENTAL INCOME:			\$8,360				
TOTAL MO. GROSS RENTAL INCOME:			\$8,360				
TOTAL ANNUAL GROSS INCOME:			\$100,320				

Expenses:

Barrington Taxes	\$15,336.00
Insurance BOP	\$4225.00
Electric(approx)	\$750.00
Snow Plowing	\$4,455.00
Fire Alarm & Phone	\$838.08
Total Expenses	\$25,604.08
NOI	\$74,715.92

June of 2019 NEW ROOF on Strip Mall by Exeter Roofing Company with a 5 year labor & 20 year material warranty.



ESTIMATED AREAS
 GLA FLOOR 1: 3857 sq. ft EXCLUDED AREAS 7429 sq. ft
 Total GLA 3857 sq. ft, total area 11286 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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