

# PRIME DEVELOPMENT OPPORTUNITY

## 2 Adjacent Parcels in Lee, NH Commercial Corridor

### 4.15± Acres & 25.63± Acres

*To be Sold in the Entirety - Subject to Reserve of \$1MM*



Near Aubuchon Hardware, banks, Dunkin Donuts, Lee Market Place, Market Basket, McDonalds, NH State Liquor & Wine Outlet, Planet Fitness, Rite Aid, Starbucks, Walgreen's, Wendy's, Wentworth-Douglass Express Care, etc.

## Auction: Wednesday, April 23 at 12pm On-Site

Auction to be held at 83 Calef Hwy (Rt 125)

# JJ Manning

— AUCTIONEERS —

## JJManning.com

# 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675

NH LIC 6018  
BRO 1820  
REF 24-2086



### Terms of Sale:

10% certified deposit of which \$50,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, April 25, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take

precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:** Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

# 2 Adjacent Parcels in Lee, NH Commercial Corridor

## 4.15± Improved Acres & 25.63± Acres Land

*To be Sold in the Entirety - Subject to Reserve of \$1MM*



**Address:** 83 Calef Hwy (Rt 125) [a/k/a 85 Calef Hwy], Lee, NH

**Assessor Parcel ID:** 04-007-0500

**Site Area:** 4.15± Acres (180,687± sf)

**Site:** Front portion cleared for unpaved parking & improved by a 3,000± sf GLA circa 1945 1-story building f/k/a Lee Circle Antiques & outbuildings

**Note:** Successful food truck operation benefitting from an estimated traffic count of 60,000 vehicles/day per seller is to be removed prior to closing & not included in the sale.

**Address:** 0 Calef Hwy (Off Rt 125), Lee, NH

**Assessor Parcel ID:** 04-006-0400

**Site Area:** 25.63± Acres (1,116,573± sf)

**Zoning:** Predominately COMM, with portions in RES, Aquifer Conservation & Wet Soils Conservation District Overlays

**See Property Info Package:** Zoning map(s), deed, plans, 20± ft wetlands crossing that runs N to S to Rt 4.

**Auction to be held at 83 Calef Hwy (Rt 125)**

*Selling in the Entirety  
Subject to Reserve of \$1MM*

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Property Info., Photos, Broker Reg. & Full Terms at:

**JJ Manning.com**

**800.521.0111**

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