

**4 BRIMSTONE HILL RD**  
EPSOM, NEW HAMPSHIRE

**FOR SALE**  
± 4,977 SF

**WILLIAM  
& REEVES**  
COMMERCIAL REAL ESTATE



## OFFICE

**Year Built:**  
1975

**Total Building:**  
± 4,977 SF

**Number of Stories:** 1

**Building Type:**  
Office/Retail

**Parking:**  
• 15 Cars  
• Additional parking  
across the Street

**Construction:**  
• Wood Frame  
• Vinyl Siding

**Air Conditioning:**  
Engineered System

**Heat Type:**  
Propane

**Heat Source:**  
Central

**Utilities:**  
• **Water:** Well  
• **Sewer:** Septic  
• **Telecommunications:** TDS  
• **Electrical:** Eversource  
• **Interent:** Breezeline

**Zoning:** Res/Com

**Potential Use:**  
• Business Center  
• Office  
• Medical  
• Retail

**Signage:**  
Monument

**Traffic**  
±16,104/vehicles per day



**Highway Access:**  
0.2 miles to Rte 28  
5.2 miles to I-393  
6.1 miles to Rte 106

**DEANE NAVAROLI**  
CELL: 603.315.0808  
EMAIL: DEANE@WRCRE.COM

OFFICE: 603.851.5841

WRCRE.COM



## PROPERTY DESCRIPTION

William & Reeves is pleased to offer 4 Brimstone Hill Road, (NH Route 202) for sale in Epsom, New Hampshire. 4 Brimstone is a highly visible ± 4,977 SF single-story building offering efficient and versatile professional office or retail space. This property features modern amenities including central air and efficient propane heating throughout. Built with a well-equipped kitchen, enhancing the functionality for various professional uses. Currently utilized as office space, this building presents a prime opportunity for use as a financial services office, law office or transformed into a medical or mental health facility, psychologist office, physical therapy center or a number of other professional or retail services.

This property offers exceptional flexibility to meet diverse business needs. Its thoughtful layout ensures a comfortable and professional environment for both clients and staff. The exceptional location in Epsom provides convenient access to surrounding areas, making it an ideal choice for professionals seeking a highly visible and convenient location. Located along NH Rte 4/202, across from Wendy's and Dunkin Donuts and less than 700 feet from the Epsom traffic circle. It offers exceptional visibility and an optimal VPD traffic count of ±16,104.

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**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Deane W. Navaroli # 066050		William & Reeves LLC # 066051	
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
_____ consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.