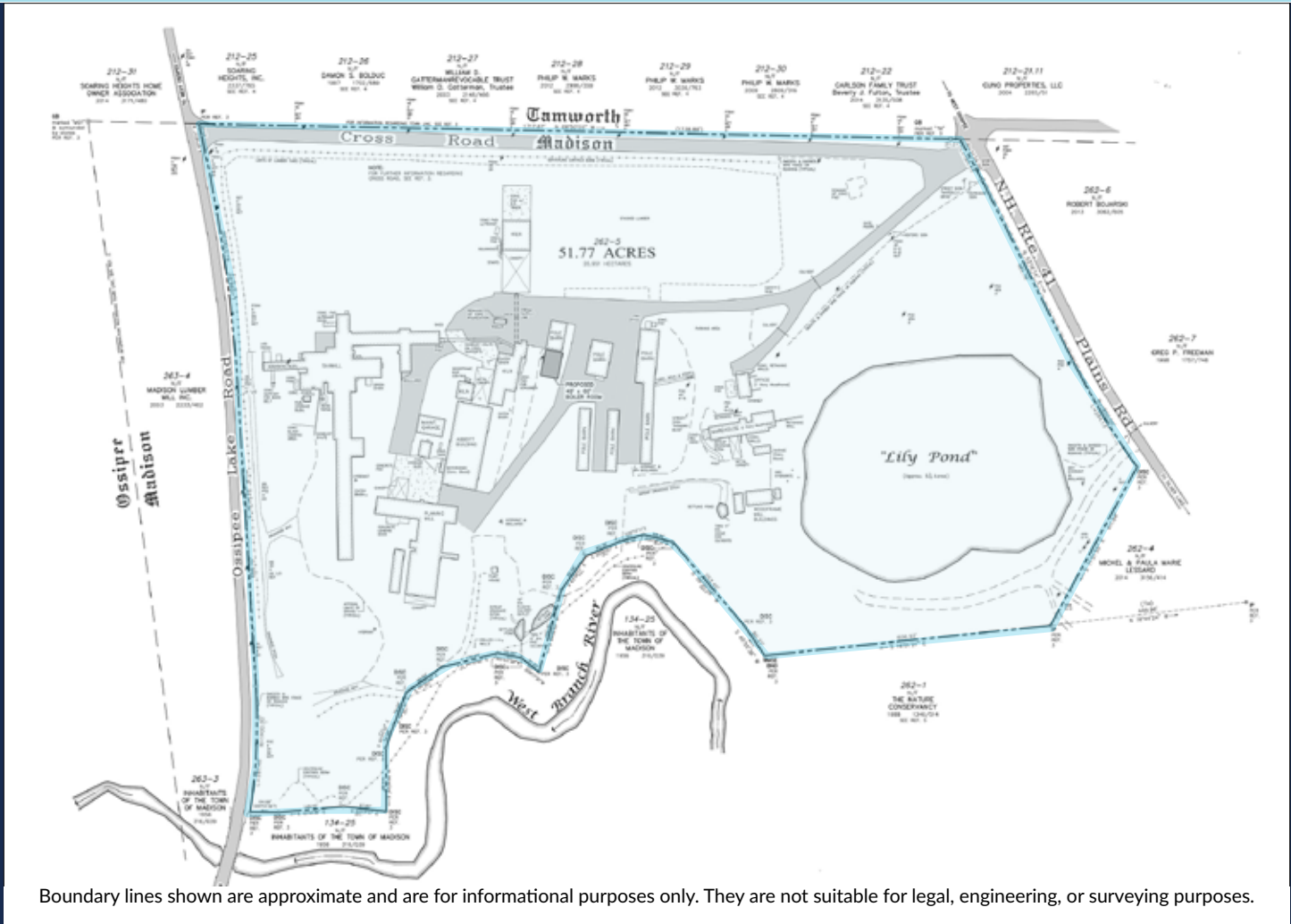


FOR SALE | REDEVELOPMENT SITE

SELLING 57% BELOW CURRENT ASSESSED VALUE

71 MARCELLA DRIVE, MADISON, NH 03849



Over 50 acres of land and existing buildings offers the opportunity to transform a former industrial site into a variety of permitted commercial, industrial, recreational, agricultural, or residential uses. With flexible zoning and significant acreage, the property is well suited for developers, investors, and owner-users seeking a site with long-term potential.

- Significant acreage with redevelopment potential selling well below assessed value
- Flexible zoning allowing a broad range of commercial, industrial, residential, recreational, and agricultural uses
- Ideal for phased development or multiple end users
- Opportunity to create an industrial subdivision, residential development, RV park development, or outdoor storage
- Sale Price: \$1,850,000

FOR SALE

71 MARCELLA DRIVE, MADISON, NH 03849



PROPERTY DETAILS

BUILDING SIZE	Total of 96,044± SF distributed over 23 buildings
LOT SIZE	51.77± acres
BOOK/PAGE	3692/0726
MAP/LOT	262-5
YEAR BUILT	1969 to 2005 (Buildings vary in age.)
ZONING	Commercial Commercial zoning allowing many commercial uses (site plan review required) and Rural Residential uses, including farms, woodlots, single-family homes with accessory structures, and multi-unit housing such as cluster developments, townhouses, condos, and apartments
SPRINKLERS	• Variety of wet and dry systems in specific buildings. Inquire for details. • Total of 80,000± gallon cisterns
ELECTRICITY	• Electricity service provided by Eversource • Two transformers on site - 800 KVA (used for kilns and boilers) - 2500 KVA - Eversource responsible for transformer maintenance
WELL/SEPTIC	• Private with pump house • Multiple wells on site • Septic
FF&E	See broker
ESTIMATED TAXES (2025)	\$38,938
SALE PRICE	\$1,850,000



FOR SALE

71 MARCELLA DRIVE, MADISON, NH 03849



PHOTO GALLERY

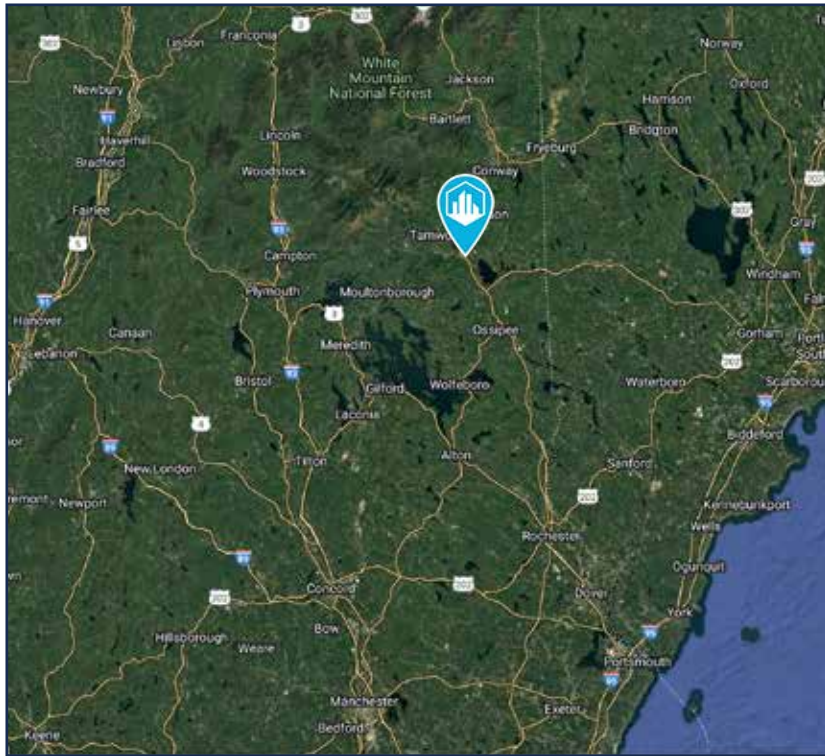


FOR SALE

71 MARCELLA DRIVE, MADISON, NH 03849



AREA INFORMATION



Madison, New Hampshire, is a growing community located just minutes south of Conway in the Mount Washington Valley—a regional hub for commerce, tourism, and year-round recreation. With access to Route 16, the area offers convenient connectivity to major highways and surrounding markets in both New Hampshire and Maine. Madison's commercial zoning, available land, and proximity to established retail and industrial corridors make it well-positioned for a range of business, warehouse, or redevelopment opportunities. The region's strong seasonal traffic and expanding population further support long-term commercial investment.

DRIVE TIMES:

Portland, ME: 1 hour & 25 mins
Boston, MA: 2 hours & 15 mins
Portsmouth, NH: 1 hour & 15 mins

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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

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.