

Water Wheel Breakfast & Gift House

1955 Presidential Hwy, Jefferson, NH 03583

FOR SALE

Property Summary



Property Description

Step into a world of timeless charm and potential within this 4,980 SF building, a living testament to refined craftsmanship since its construction in 1937. Operating as a successful restaurant and gift shop, this property serves as an ideal canvas for aspiring investors seeking to continue and enhance this thriving business. Located within the captivating landscape of the Jefferson area and zoned Industrial, the property stands as a beacon of history and possibility, ready to be transformed into a destination that leaves a lasting impression on visitors. This eminent building holds the promise of innovative adaptation while honoring its rich heritage, making it an unparalleled space for visionary hospitality endeavors.

Property Highlights

- 4,980 SF historic building
- Constructed in 1937
- Industrial zoning
- Located in Jefferson area

Offering Summary

Sale Price:	\$1,500,000
Lot Size:	31.47 Acres
Building Size:	4,980 SF

Demographics	3 Miles	5 Miles	7 Miles
Total Households	161	408	784
Total Population	325	820	1,601
Average HH Income	\$92,315	\$93,877	\$93,327

Jodie Boutwell
Broker
603.472.1010
jodie.boutwell@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Club Acre Ln.
Bedford, NH 03110
603.472.1010
[View Website](#)

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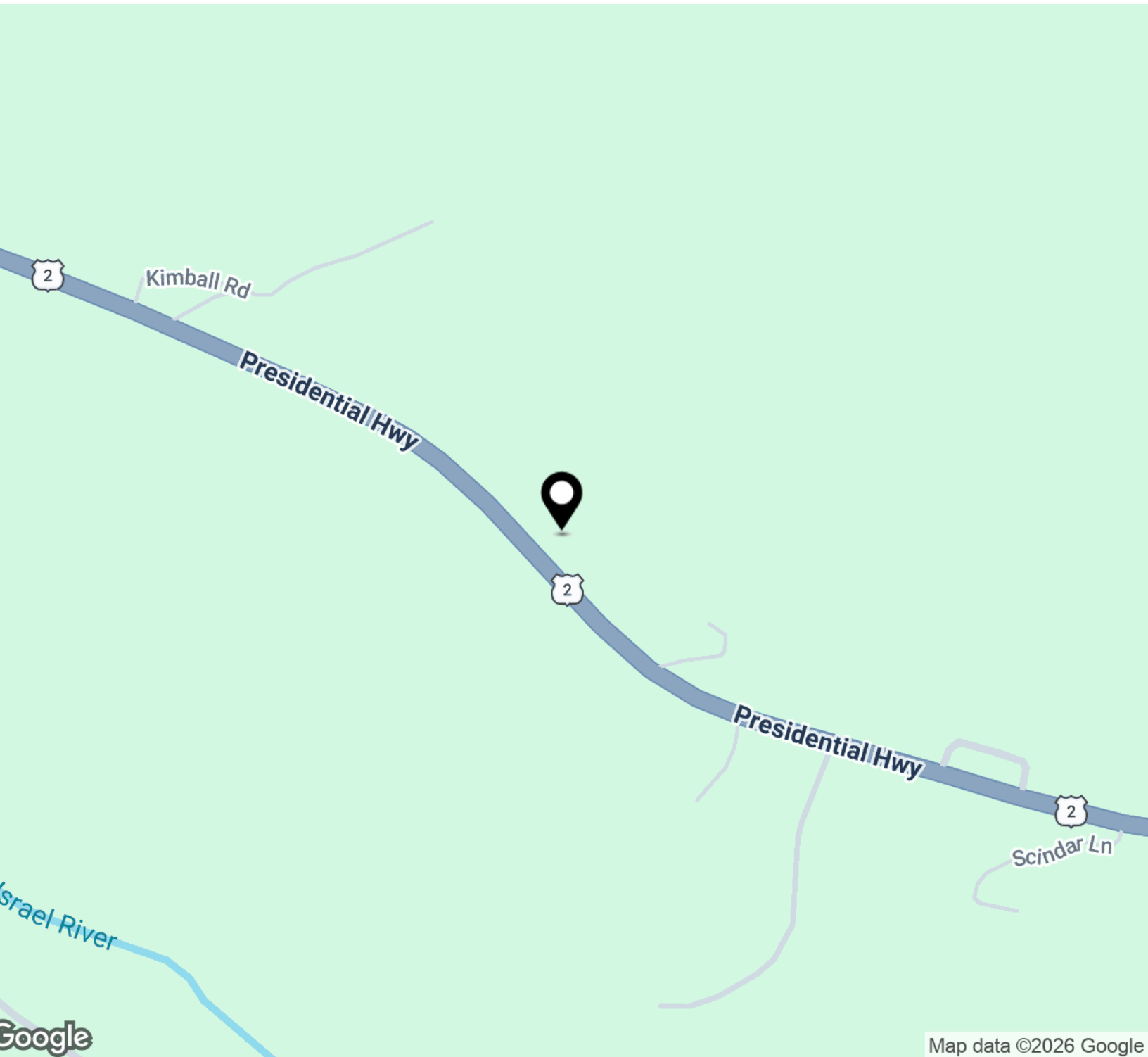
 COMMERCIAL DIVISION™

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Location Map



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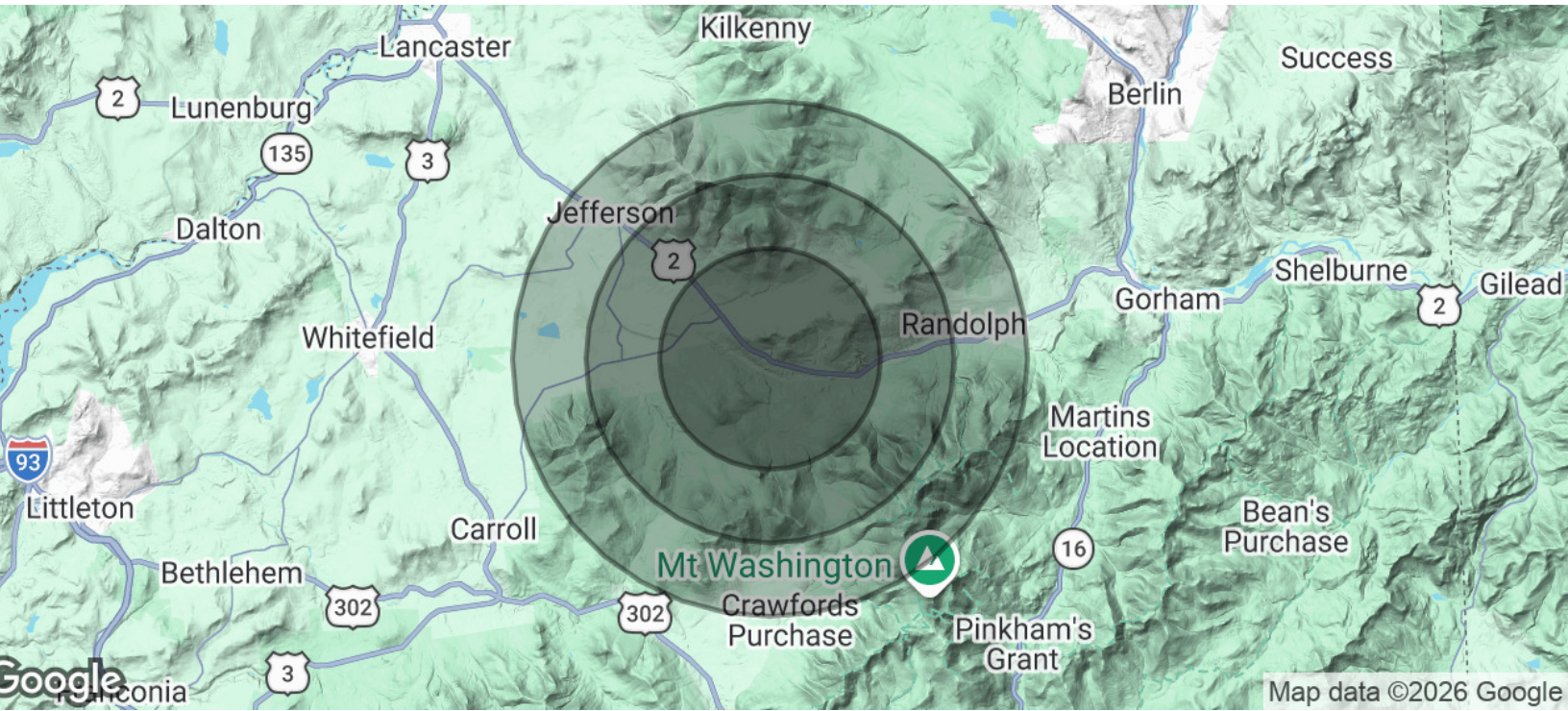
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Demographics Map & Report



Population	3 Miles	5 Miles	7 Miles
Total Population	325	820	1,601
Average Age	58.3	58.4	57.7
Average Age (Male)	58.5	58.6	58.1
Average Age (Female)	57.6	57.4	56.7

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	161	408	784
# of Persons per HH	2	2	2
Average HH Income	\$92,315	\$93,877	\$93,327
Average House Value	\$307,005	\$301,760	\$296,458

2023 American Community Survey (ACS)

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