

Commercial Sale**5040629****Active****365 Union Street****Littleton****Unit/Lot #****NH 03561****Listed: 5/13/2025****\$325,000****Closed:****DOM: 7**

County
VillDstLoc
Year Built
SqFt-Total Building
SqFt-Total Source
SqFt-Total Available
SqFt-Apx Building Source
Zoning
Road Frontage
Road Frontage Length
Lot Size Acres
Traffic Count
Loss Factor Percentage
Vacancy Factor

NH-Grafton

Commercial
 Yes

Taxes TBD Unknown
Tax Year Notes
Tax Annual Amount \$0.00
Tax Year
Gross Income
Operating Expense
Net Income

**Date Initial Showings Begin**

Sub Property Type Business
Sub Property Type Use Business Only

Directions From downtown Littleton, take Rte 116 towards Whitefield. Business is on your left after the elementary school. Look for a sign "Sherwin Dodge Printers"

Remarks - Public For over 130 years, Sherwin Dodge Printers has been a cornerstone of the Littleton business community, renowned for delivering high-quality printing and mailing services to a wide range of commercial, institutional, and public sector clients. This well established operation serves a loyal customer base including businesses, resorts, educational institutions, government agencies, and even fellow printers and publishers. This offering presents a unique opportunity to acquire a fully operational and reputable business with a strong market presence and exceptional goodwill. A new owner will benefit from: A solid client portfolio with recurring commercial and institutional contracts. A stellar reputation for service excellence and reliability. Included equipment and furnishings (majority owned; one leased) as well as Owner provided transitional support to ensure a seamless handover. Currently operating from a conveniently located commercial building near downtown Littleton, the facility offers easy access, high visibility, and ample on-site parking. While the business is relocatable, the current site supports efficient operations and customer convenience. Whether you're seeking to expand an existing print/mail enterprise or enter the industry with a legacy brand, Sherwin Dodge Printers is a turnkey opportunity primed for continued success. Exclusively offered at \$325,000 plus inventory on hand at the time of sale.

STRUCTURE

Basement No
Basement Access Type

Building Number
Total Units
of Stories
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Levelers
Dock Height

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

UTILITIES

GasNatAval
Water Source Public
Sewer Public

Utilities Telephone At Site
Internet High Speed Intrnt -Aval

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION

Submarket	Waterfront Property
Project Building Name	Water View
	Water Body Access
ROW - Length	
ROW - Width	Water Body Name
ROW - Parcel Access	
ROW to other Parcel	Water Body Type
	Water Frontage Length
Surveyed	Waterfront Property Rights
Surveyed By	Water Body Restrictions

FEATURES

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Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Progrm
Signage Adequate	Green Verification Year
	Green Verification Rating
Railroad Available	Green Verification Metric
Railroad Provider	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type	Map 79	Tax Rate
Deeds - Total	Block 0	Tax Class
Deed - Book	Lot 150	
Deed - Page	SPAN#	Current Use
		Land Gains
Property ID		Assessment Year
Plan Survey Number		Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No	Financing-Current
Sale Includes Business Only, Equipment, Furnishings	Financing-Possible Opt
Items Excluded A list of Furniture, Fixtures and Equipment is included in the documents section	Auction
Investment Info	Date - Auction
Flood Zone	Auction Time
Seasonal No	Auctioneer Name
Easements	Auctioneer License Number
Covenants	Auction Price Determnd By

PREPARED BY

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Sherwin Dodge Printers - 365 Union
FURNITURE FIXTURES AND EQUIPMENT LIST

INCLUDED			EXCLUDED	
LOCATION	QUANTITY	NAME OF ITEM	NOTES	
Major Equipment	1	Xerox V280	Month, Leased for 5 years starting 12/2022	
	1	Prepress	Computers, software, etc.	
	1	Mailing Machine	Addresses & wafer seals	
	1	Graphic Whizard	Scores & perforates	
	1	CBC Coil punch & winder	Makes spiral bound booklets	
	1	Paper Folder		
	1	Paper Cutter		
Office (Main)	2	Drawer file cabinets		
	2	Book cases		
	1	Samsung printer		
	1	Desk		
	2	Office Chairs		
	2	Monitors		
	1	Computer		
	1	Wood table		
	1	Wooden Coat Rack		
	1	Paper shredder		
Inner Office	1	Apple Computer		Brother Printer, Scanner, Hard Drive, Gray Metal Shelving
	1	Desk		
	1	Dell Computer		
	1	Apple Power Mac Computer		
	1	View Sonic Monitor		
	2	Folding Tables		
	Misc.	Desk Chairs		
	Misc.	Rolling Tables		
	Misc.	Wood Tables & Shelving		
Shipping Area	1	Table with Shelving		
	1	Dell Computer with Monitor		
	1	Mail Scale (UPS)		
	1	Label Printer		
	3	Hand Dollies		
	1	Floor Pump Jack Fork Lift		