

Commercial Sale
5108742
Active

198 - 204 Main Street
Berlin
Unit/Lot #

NH 03570

Listed: 9/8/2026
Closed:
DOM: 1

\$350,000



County NH-Coos
VillDstLoc
Year Built 1910
Building Area Total 22,702
Building Area Source Public Records
Total Available Area 22,702
Total Available Area Source Public Records
Zoning BG
Road Frontage Yes
Road Frontage Length 87
Lot Size Acres 0.26
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$7,392.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Investment, Opportunity, Other



Property Panorama VTour

Directions Just north of city hall on Main St, Route 16 Berlin

Public Remarks The Albert Theater in downtown Berlin, NH, is a historically significant building first constructed in 1907 and rebuilt in 1910 after a fire. It originally served as a vaudeville and silent movie theater, transitioned to talking films in the 1920s, and operated as a theater until 1957. The building later became a WT Grants department store until 1976, then housed a vending machine business until 1998. The property was acquired in 1998 to support downtown revitalization and help retain JC Penney as an anchor store, though the retailer ultimately closed. After years without winter heat, frozen roof drains and water damage left the building in need of restoration. The current owners began a labor of love removing the old debris and starting the renovation process till 2018. They have currently maintained the building from 2018 to present. Today, the site presents strong redevelopment potential for investors seeking adaptive reuse opportunities that combine historic character with modern commercial or mixed-use space. Its central location and rich heritage make it a strong candidate for revitalization in Berlin's downtown corridor. A small rear portion of the building contains wireless equipment and a cell tower under an easement agreement. A complete outline of updates, repairs, improvements, and plans is available for review online and at the building.

STRUCTURE

Construction Materials Brick Exterior
Roof Membrane
Foundation Details Block, Brick, Concrete, Granite, Stone
Basement Yes
Basement Access Type Interior
Basement Description Full, Insulated, Unfinished, Walkout

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

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors
Door Height

LEVEL	TYPE	DESCRIPTION
UNIT 1		
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

UTILITIES

Water Source Public Water at Street
Sewer Public Sewer at Street
Utilities Cable Available, Telephone Available
Internet Fiber Optic Internt Avail, High Speed Intrnt Avail

Fuel Company
Electric Company
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket		Waterfront Property
Project Building Name		Water View
		Water Body Access
		Water Body Name
		Water Body Type
		Water Frontage Length
		Waterfront Property Rights
		Water Body Restrictions
ROW Length	Lot Features	
ROW Width	Near Snowmobile Trails, City Lot,	
ROW Parcel Access	Sidewalks, View, Near ATV Trails	
ROW to other Parcel	Zoning Description	Business District
Surveyed	Unknown	
Surveyed By		

FEATURES

AirCond%	Green Verification Body
Sprinkler	Green Building Verification Type
Signage	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

DeedRecTy	Warranty	Map	119	Tax Rate	33.60
Total Deeds		Block	0	Tax Class	
Deed Book	920	Lot	16	PropTaxRel	
Deed Page	902	SPAN#		Land Gains	
PropID				Assessment Year	2025
PlanSurv#				Assessment Amount	\$220,000

DISCLOSURES

Special Listing Condition	Rehab Needed	Right of First Refusal
Sale Includes	Land/Building	
Exclusions		
Investment Info		
Flood Zone	Unknown	Auction Date
Seasonal		Auction Time
Easements	Unknown	Auctioneer Name
Covenants	Unknown	Auctioneer License Number
		Auction Price Determnd By

PREPARED BY

Don Lapointe

Cell: 603-723-6935

DonL@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty

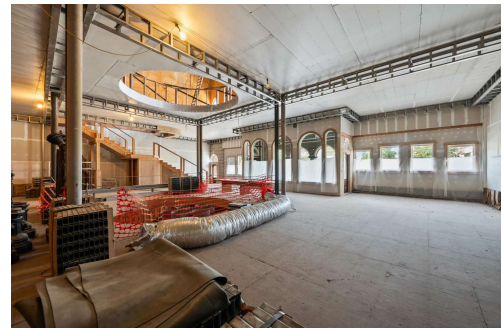
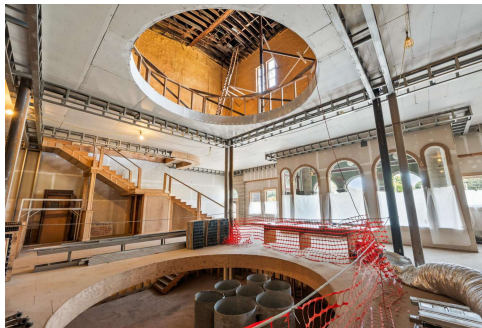
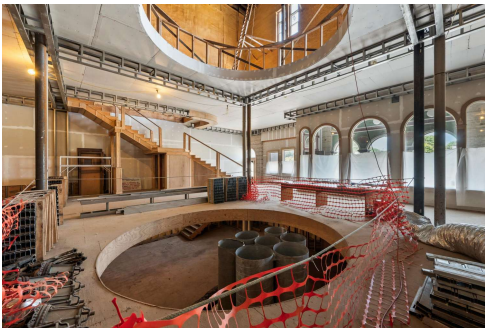
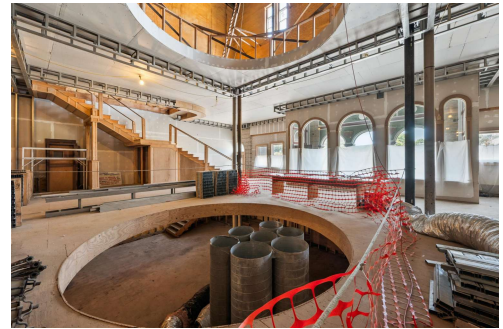
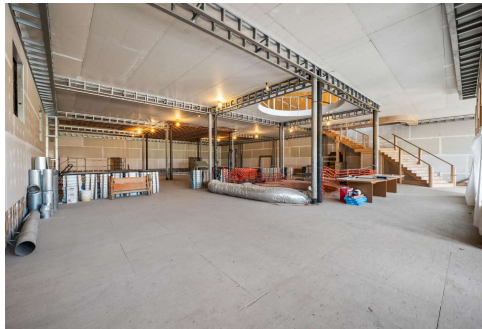
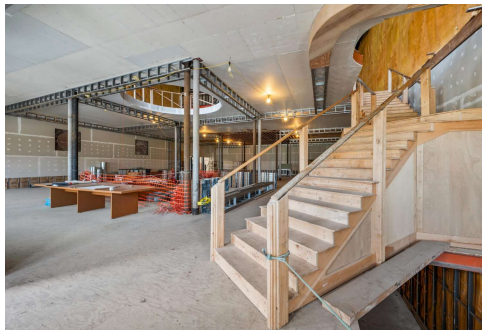
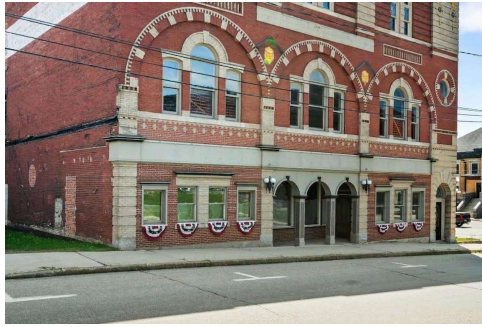
603 Main Street

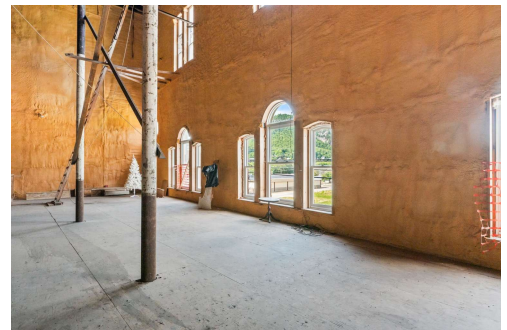
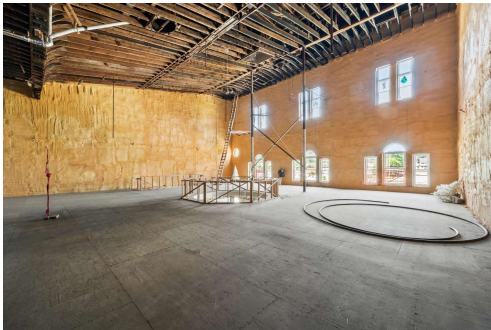
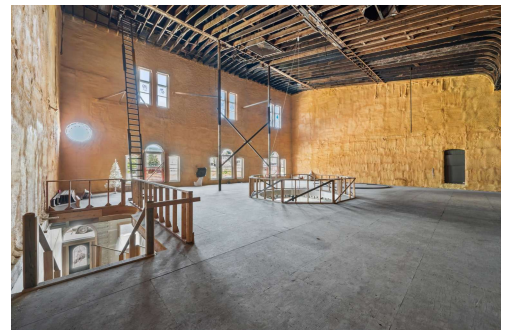
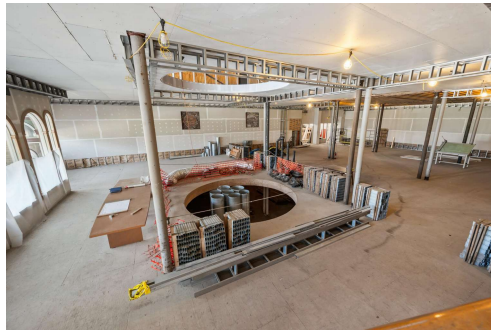
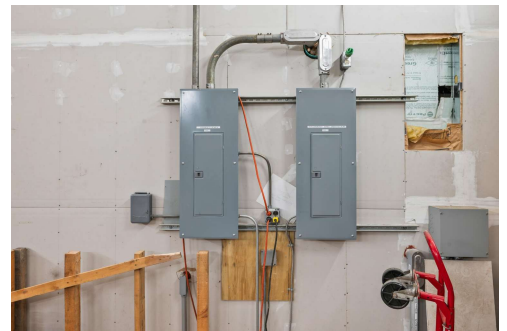
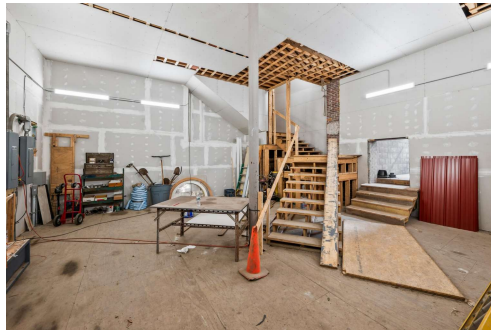
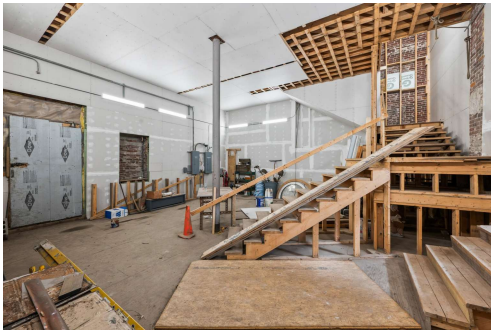
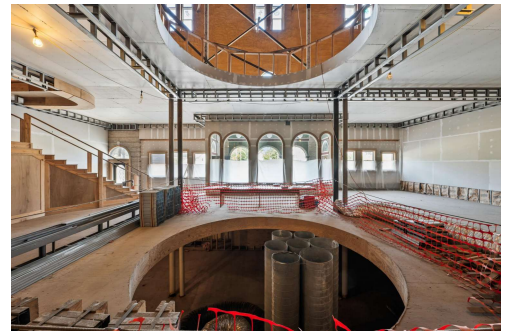
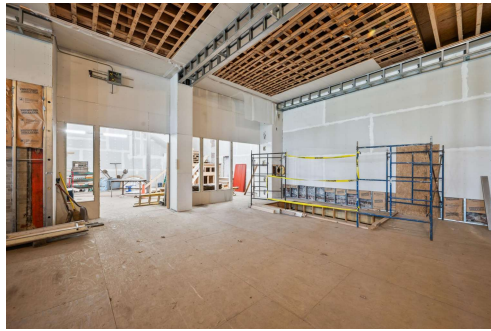
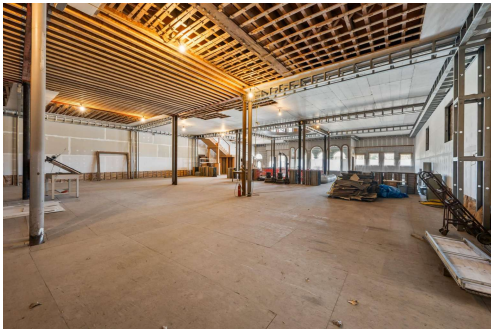
Gorham NH 03581

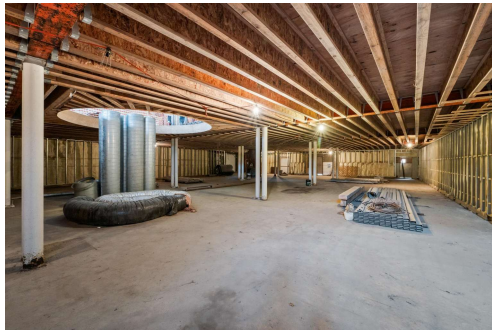
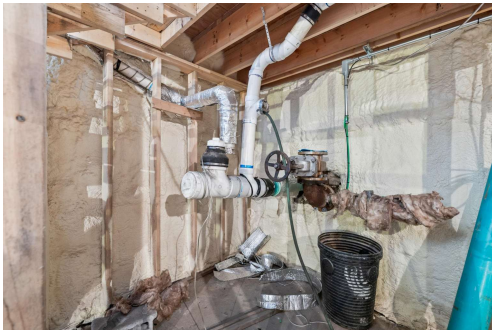
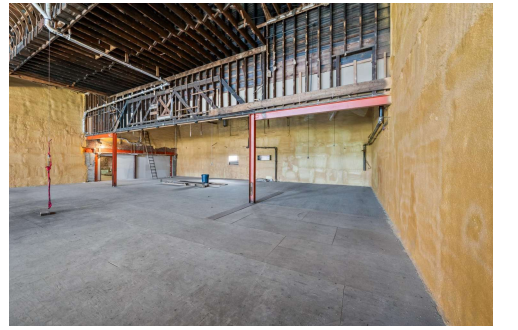
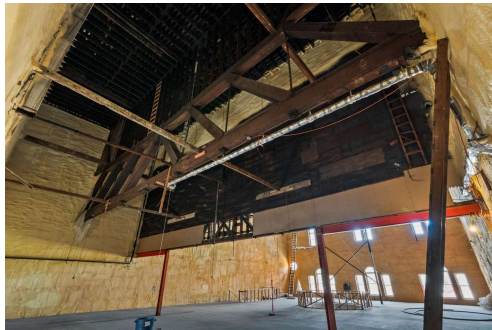
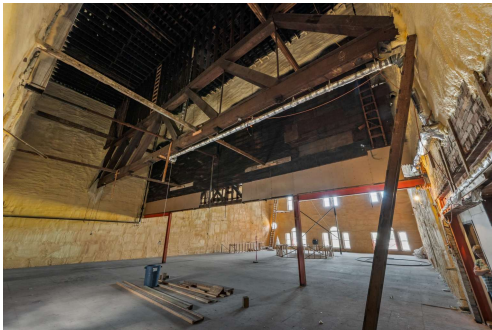
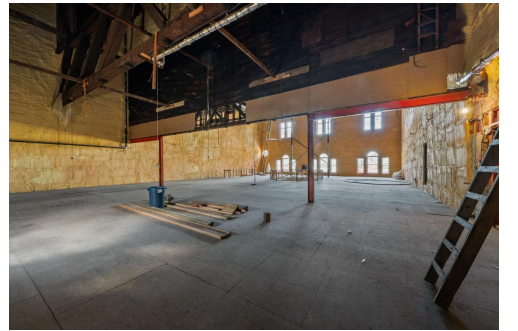
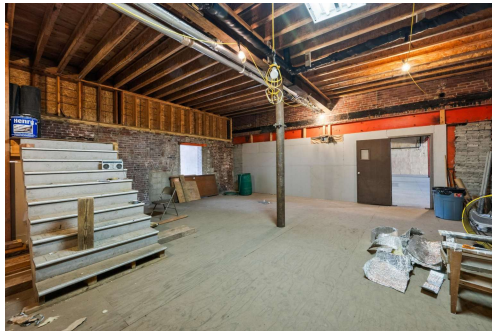
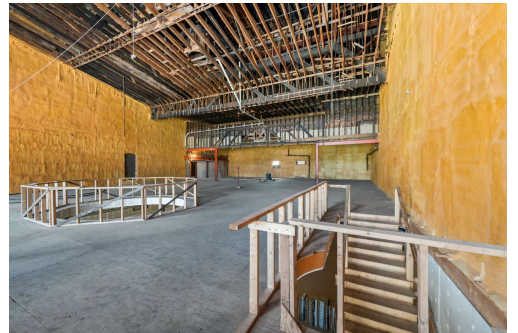
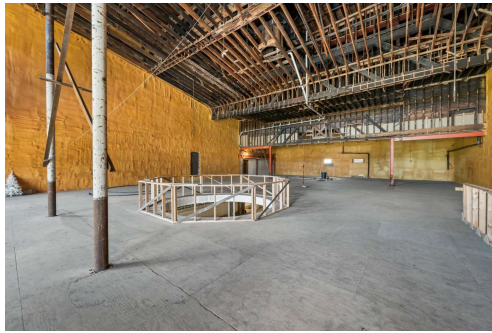
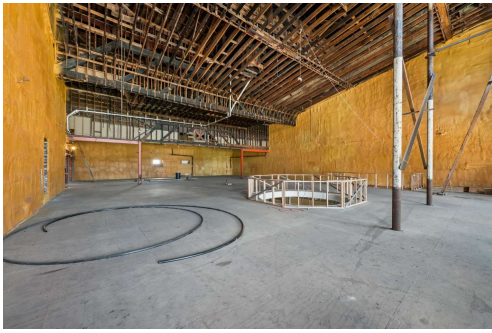
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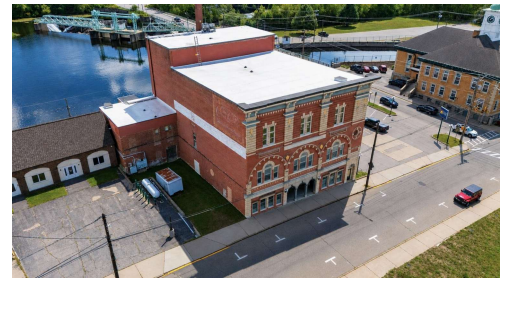
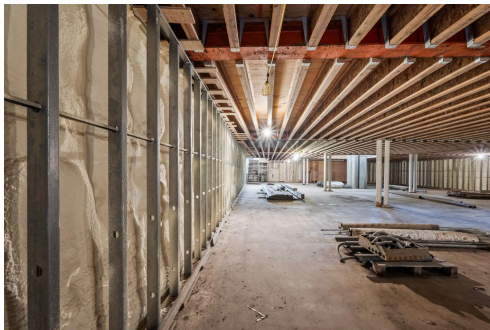
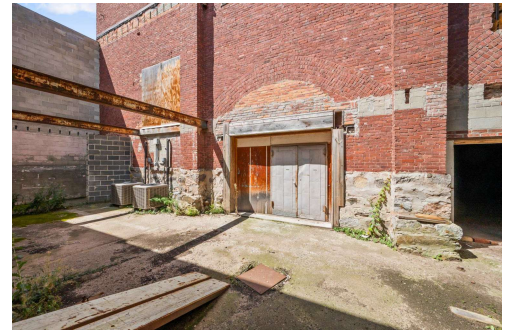
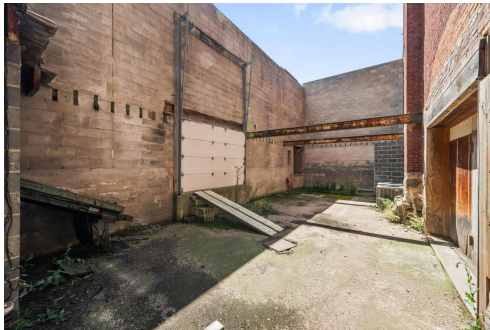
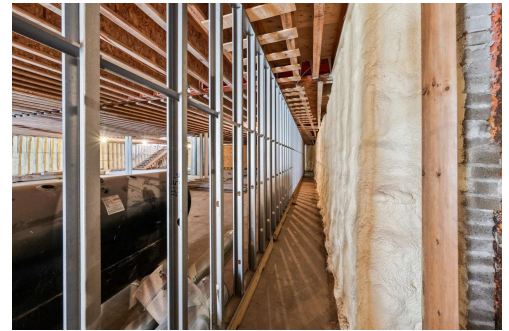
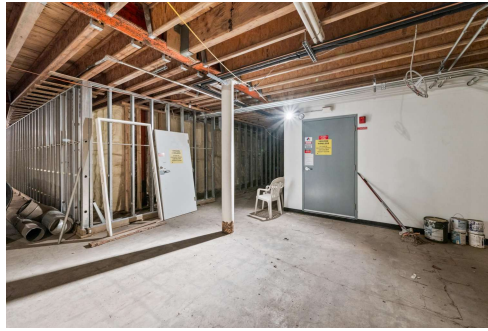






198 - 204 Main Street

Berlin NH 03570





Property Address 198-204 Main Street
Berlin, NH 03570



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: CITY WATER

Location: SHUTOFF VALVE ACROSS MAIN ST ON SIDEWALK

Malfunctions: SHUTOFF

Date of Installation: UNKNOWN

Date of most recent water test: SEE CITY OF BERLIN WATER WORKS RECORDS

Problems with system: NO WATER SUPPLIED TO BUILDING
NO EXISTING PLUMBING SYSTEM IN BUILDING

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____

Type of system: CITY SEWER

Location: STREET

Malfunctions: NOT CONNECTED NO PLUMBING SYSTEM

Age of system: N/A

Date most recently serviced: N/A

Name of Contractor who services system: CITY OF BERLIN for STREET TIPSING

Property Address 198-204 Main Street
Berlin, NH 03570

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 198-204 Main Street
Berlin, NH 03570

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings no

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒ Unknown ☐

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 198-204 Main Street, Berlin, NH 03570

Unit Number (if applicable): _____

Town: Berlin NH

Paul R. Cusson
SELLER

08/28/2026
Date

Francine Cusson
SELLER

08/28/2026
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

Service Providers and Property Information

Owner's Name(s): Paul Cusson , Francoise Cusson

Property Address: 198-204 Main Street, Berlin, NH 03570

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: N/A Phone Number: _____

Electric Company & Meter #: EVERSOURCE / 573008611 Phone Number: 800-554-6025

Land Line/Telephone Company: N/A Phone Number: _____

Is there cellular service at the property? ☐ Yes or ☒ No

TV Cable/Satellite Company: N/A Phone Number: _____

Is there Internet service available at the location? ☐ Yes or ☒ No

Is Internet currently hooked up? ☐ Yes or ☒ No

Internet Service Provider: N/A Phone Number: _____

Plowing: OWNER PROVIDED Phone Number: _____

Lawn & Garden Maintenance: OWNER Phone Number: _____

Town Water: ☒ Yes or ☐ No Phone Number: _____

Town Sewer: ☒ Yes or ☐ No NOT CONNECTED BUT PIPING FOR BOTH ARE ENTERED INTO CELLAR Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

Private Water/Well Service: N/A Phone Number: _____

Alarm Company: N/A Phone Number: _____

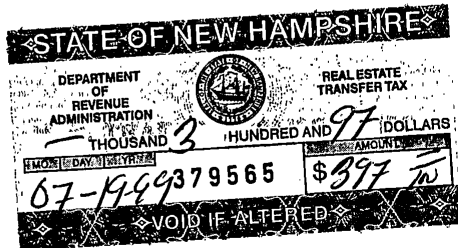
Insurance Company: WESTERN WORLD - LIABILITY
VAILLANCOURT & WOODWARD Phone Number: 603-752-2440

Rubbish Removal: CITY OF BERLIN
PUBLIC WORKS Phone Number: 603-752-4450

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)

COOS COUNTY
004131
REGISTER OF DEEDS

RECEIVED
1999 JUL 19 PM 2:38
Carol Kump
REGISTRAR



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, FRANK J. RANO, SR., a/k/a FRANK RANO, a married person, of 154 Oak Street, Berlin, County of Coos, State of New Hampshire, 03570, and JOSEPH R. MICUCCI, a married person, of 11 McFarland Street, Gorham, County of Coos, State of New Hampshire, 03581, for consideration paid, grant to PAUL & FRANCOISE CUSSON, L.L.C., with a mailing address of P.O. Box 417, Berlin, County of Coos, State of New Hampshire, 03570, with WARRANTY COVENANTS, to the said PAUL & FRANCOISE CUSSON, L.L.C., the following described premises:

Certain pieces or parcels of land, together with the buildings and improvements thereon, situated on the southeasterly side of Main Street, in the City of Berlin, County of Coos, State of New Hampshire, being presently known and numbered

as 190 (sic) Main Street, and being bounded and more particularly described as follows:

Beginning at a point on the southeasterly side of Main Street, at a point distant one hundred (100) feet, more or less, northeasterly from the intersection of said Main Street and Mason Street, said point being the northeasterly corner of land of United States of America and now used for a Post Office; thence running northeasterly along the southeasterly side line of Main Street eighty-seven feet ten inches (87' 10"), more or less, to land now or formerly of Tydol Oil Co.; thence southeasterly by said land of Tydol Oil Co. forty-nine feet seven inches (49' 7"), more or less, to a corner; thence northeasterly by said land of Tydol Oil Co. nine feet eight inches (9' 8"), more or less, to a corner; thence southeasterly by said land of Tydol Oil Co. forty-three feet one inch (43' 1"), more or less, to a point located in an extension of the line of the parcel of land conveyed by International Paper Company to Albert Theatre Co. by its deed acknowledged August 6, 1929, and recorded with Coos County Registry of Deeds in Vol. 252, Page 222; thence southwesterly by land now or formerly of Public Service Company of New Hampshire to an iron pin and the northeasterly corner of said parcel of land conveyed by International Paper Company to Albert Theatre Co.; thence turning a right angle and running southeasterly twenty (20) feet to an iron pin; thence turning a right angle and running southwesterly fifteen feet four inches (15' 4") to an iron pin; thence turning a right angle and running southeasterly ten (10) feet to an iron pin; thence turning a right angle and running southwesterly sixty-five feet eight inches (65' 8"), more or less, to an iron pin at land of United States of America, the last four courses running by land now or formerly of said Public Service Company of New Hampshire; thence turning a right angle and running northwesterly by said land of United States of America one hundred thirty (130) feet, more or less, to the point of beginning.

The premises are conveyed together with the benefit of a right of way to Mason Street as set forth in a Deed of the Public Service Company of New Hampshire to Albert Theatre Co. dated January 15, 1958, recorded with said Deeds in Vol. 436, Page 58, as amended by deed of said Public Service Company of New Hampshire to Albert Theatre Co. dated February 17, 1958, recorded with said Deeds in Vol. 436, Page 168, subject, however, to the reservations and provisions set forth in said deed dated January 15, 1958, and as further amended by deed of said Public Service Company of New Hampshire to Joan F. Edgerly dated June 30, 1958.

The premises are conveyed subject to the provisions and conditions set forth in said deed of International Paper Company to Albert Theatre Co. recorded with said Deeds in Vol. 252, Page 222, and subject also to the restriction that the premises shall not be used for theatre purposes for a period of twenty (20) years

from the date of the deed from Albert Theatre Co. to Joan F. Edgerly dated February 26, 1958, recorded with said Deeds in Vol. 436, Page 168.

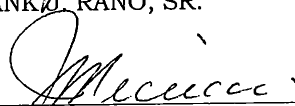
Being the same premises conveyed to New England Mutual Life Insurance Company by Foreclosure Deed of New England Mutual Life Insurance Company, dated July 6, 1979, recorded with said Coos County Registry of Deeds in Vol. 621, Page 160.

Meaning and intending to describe and convey all and the same premises conveyed to Frank Rano and Joseph R. Micucci by New England Mutual Life Insurance Company, by Quitclaim Deed dated March 24, 1987, and recorded at the Coos County Registry of Deeds, Volume 706, Page 256.

(NOT HOMESTEAD PREMISES OF GRANTORS)

Dated this 19th day of JULY, 1999.


FRANK J. RANO, SR.

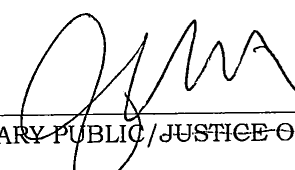

JOSEPH R. MICUCCI

STATE OF NEW HAMPSHIRE
COUNTY OF COOS, SS.

On this the 19th day of JULY, 1999, personally appeared FRANK J. RANO, SR. and JOSEPH R. MICUCCI, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Before me,

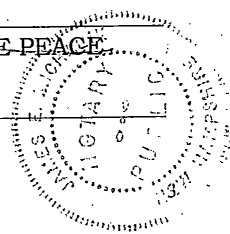
JAMES E. MICHALIK
Notary Public & Justice of the Peace
My Commission Expires May 27, 2003


NOTARY PUBLIC / JUSTICE OF THE PEACE

MY COMMISSION EXPIRES: _____

MOYNIHAN & MICHALIK - ATTORNEYS AT LAW
P. O. BOX A, BERLIN, NH 03570 - PHONE 603-752-3322

BK0920 Pg0904



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	117	Theatre					
Model	94	Commercial					
Grade	03	Average					
Stories	2						
Occupancy	1.00						
Exterior Wall 1	20	Brick					
Exterior Wall 2	01	Flat					
Roof Structure	14	Rubber					
Roof Cover	01	Minim/Masonry					
Interior Wall 1	01	Dirt/None					
Interior Wall 2	01	Coal Or Wood					
Interior Floor 1	01	None					
Interior Floor 2	01	None					
Heating Fuel	3640	Theater					
Heating Type							
AC Type							
Bldg Use							
Total Rooms							
Total Bedrms							
Total Baths							
Half Baths							
Color	03	Red					
Heat/AC	00	None					
Frame Type	03	Masonry					
Baths/Plumbing	02	Average					
Ceiling/Wall	00	None					
Rooms/Prtns	02	Average					
Wall Height	16.00						
% Conn Wall							
1st Floor Use:							

Bill Information

Bill Number: 2025-1-507511
Description: 2025-1-0-2025 First Half Warrant
Property ID: 000119-000016-000000
Owner: CUSSON, PAUL / & FRANCOISE LLC
Address: 198-204 MAIN STREET
Bill Date: 6/9/2025
Due Date: 7/10/2025

Bill Amount:	\$3,125.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$3,125.00
Payments:	\$3,125.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Property Tax	6/9/2025	2025	1	\$3,125.00
Principal CK-CUSSON, PAUL	7/3/2025	2025	1	(\$3,125.00)

Bill Information

Bill Number: 2025-2-543517
Description: 2025-2-0-2025 Second Half Warrant
Property ID: 000119-000016-000000
Owner: CUSSON, PAUL / & FRANCOISE LLC
Address: 198-204 MAIN STREET
Bill Date: 12/29/2025
Due Date: 2/3/2026

Bill Amount:	\$4,267.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$4,267.00
Payments:	\$4,267.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Property Tax	12/29/2025	2025	2	\$4,267.00
Principal CK-CUSSON, PAUL & FRANCOISE LLC	1/30/2026	2025	2	(\$4,267.00)



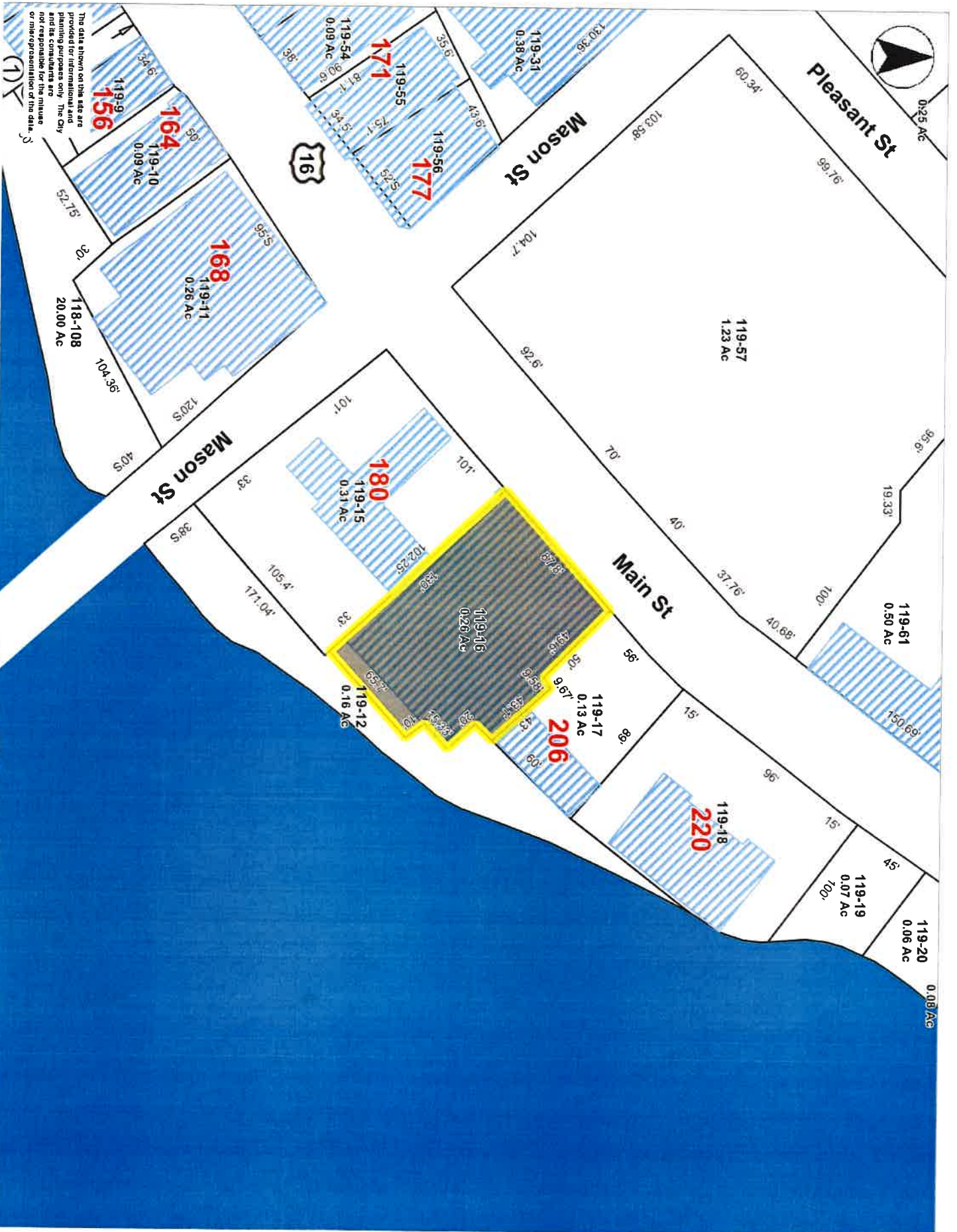
Pleasant St

Mason St

Main St



Mason St



Assess-Original Lot Number

- Buildings
- Parcels Stacked
- NH Highways
- Interstate
- US Highway
- State Highway
- City Boundary
- Streets
- Streams
- Open Water
- Wetlands Boundary
- Easements
- ROW Line
- Parks
- Public Land



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