

Commercial Sale**5072249****Active****177 Main Street****Gorham****Unit/Lot****NH 03581****Listed: 12/18/2025****\$439,000****Closed:****DOM: 4**

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

NH-Coos

1985

3,404

Public Records

CA

Yes

432

0.81

10,687

Taxes TBD

No

Tax Year Notes**Tax Annual Amount** \$8,462.00**Tax Year** 2024**Gross Income****Operating Expense****Net Income****Date Initial Showings Begin**

Business Type Business, Hospitality, Investment, Office, Other, Retail, Restaurant
Business Type Amusement/Recreation, Bank, Church, Convenience Store, Country Store,
Use Distribution Facility, Food Service, Free Standing Building, Garage, Office

Directions

Public Remarks Formerly a bank and later an ATV shop, this versatile property is for Sale or Lease and offers a spacious open floor plan with lots of natural light, four private offices, a private workspace, and a double stall public restroom on the main floor. On the second level there is a kitchenette, two additional private restrooms and office spaces. The converted drive-thru garage features high ceilings with two extra tall overhead doors creating the perfect Pass-Thru service bay with the option to purchase the installed vehicle lift. The dual road access and large parking lot are rare advantages in a small town setting, making it convenient for customers and employees and ideal for a variety of uses. Current owner will not lease or sell to another ATV business.

STRUCTURE

Foundation Details Concrete, Concrete Slab
Roof Asphalt Shingle

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

Basement No
Basement Access Type

Ceiling Height
Total Elevators

Total Drive-in Doors 2
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

Heating Electric, Forced Air, Hot Water, Propane
GasNatAval
Cooling Central AC
Water Source Public
Sewer Public
Electric 200+ Amp Service, 220 Volt

Utilities Cable Available, Propane, Telephone Available
Internet High Speed Intrnt at Site

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION		
Submarket	Lot Features	Waterfront Property
Project Building Name	Near Shopping, Near Skiing, Near Snowmobile Trails, City Lot, Corner, Neighbor Business, River, Street Lights, Trail/Near Trail	Water View
ROW Length		Water Body Access
ROW Width		Water Body Name
ROW Parcel Access		Water Body Type
ROW to other Parcel		Water Frontage Length
		Waterfront Property Rights
		Water Body Restrictions
Surveyed		
Surveyed By		

FEATURES	
Parking Features	Building Features
Driveway, Garage, Off Street, On-Site, Parking Spaces 21+, Paved, RV Access/Parking, Visitor	Public Restrooms
Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Progrm
Signage	Green Verification Year
	Adequate
Railroad Available	Green Verification Rating
Railroad Provider	Green Verification Metric
	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS		
Deed Recorded Type	Map	Tax Rate
Warranty	U6	
Total Deeds	Block	Tax Class
	0	
Deed Book	Lot	
1525	7	
Deed Page	SPAN#	Current Use
245		Land Gains
Property ID		Assessment Year
		2024
Plan Survey Number		Assessment Amount
114/402		\$299,100

DISCLOSURES	
Foreclosed/Bank-Owned/REO	Financing-Current
No	Financing-Possible Opt
Sale Includes	
Garage, Building	
Exclusions	Auction
Vehicle Lift	No
Investment Info	Auction Date
	Auction Time
Flood Zone	Auctioneer Name
Seasonal	Auctioneer License Number
Easements	Auction Price Determnd By
Yes	
Covenants	
No	

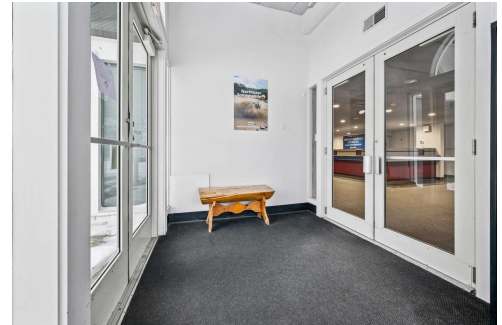
PREPARED BY	
Katy Kingston	
Phone: 603-823-5700	
KatyK@BadgerPeabodySmith.com	
My Office Info:	
Badger Peabody & Smith Realty	
383 Main St.	
Franconia NH 03580	
Off: 603-823-5700	
	
	

177 Main Street

Gorham NH 03581



View from Main Street



Main Entry, Fully Enclosed



Main Entry, Exiting Point of View



Main Floor

Main Floor, AI Rendering Showing Counters
DemandedMain Floor, Showing Restrooms & Private Office
Office #4

Main Floor, Showing Public Staircase



Main Floor, Facing Main Entry Door

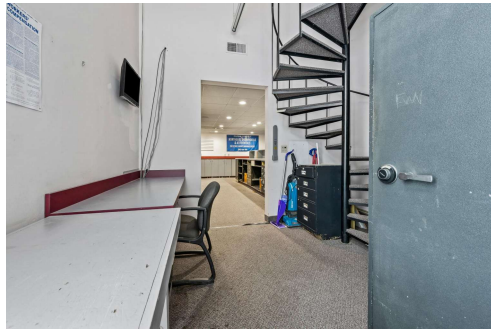
Main Floor, Behind the Counter w/ View of Bank
Window

Main Floor, Behind the Counter

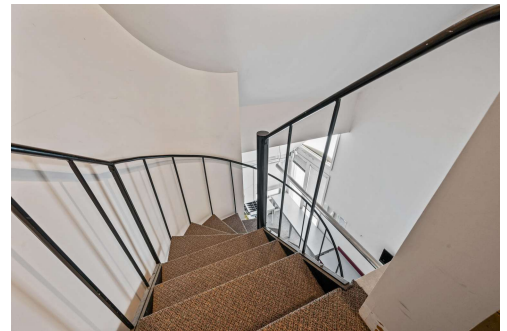
Main Floor, Behind the Counter facing
Workspace/Storage Area



Main Floor, Workspace/Storage with Spiral Staircase & Safe



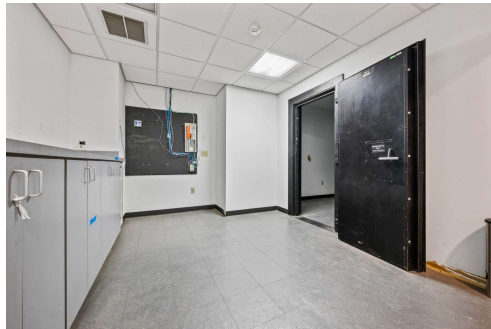
Main floor, Workspace/Storage Area



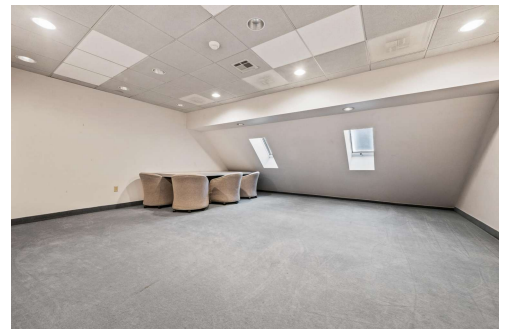
Private Spiral Staircase, view from above



2nd Floor, Office/workspace with view of spiral staircase



2nd Floor, Office/workspace with Walk-in Safe



2nd Floor, Open Space



2nd Floor, view of Kitchenette, 2 Restrooms, Utility Closets



2nd Floor, Kitchenette



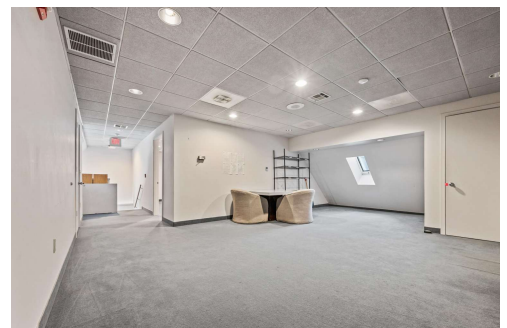
2nd Floor, Restroom 1



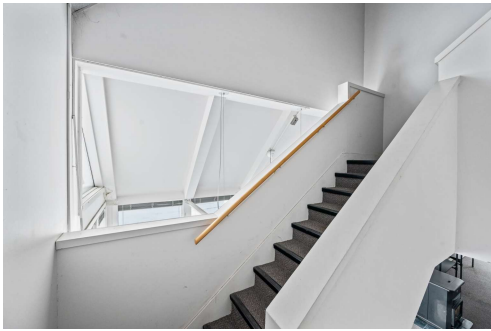
2nd Floor, Designated Utility Room



2nd Floor, Restroom 2 representation



2nd Floor, Open Space Showing Public Staircase Access



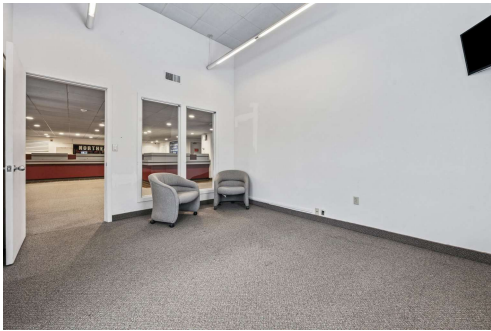
Public Staircase view from halfway up



Main floor, Alcove 1 and Public Staircase



Main floor stove, Alcove 2 and Private office
spaces 2 & 3



main floor private office space 2



main floor private office space 2



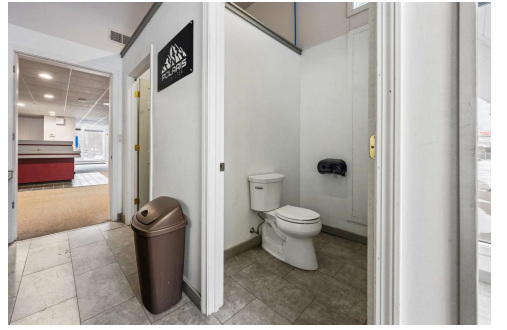
Main floor private office space 3



2 stall public restroom



Main Floor, 2 stall public restroom



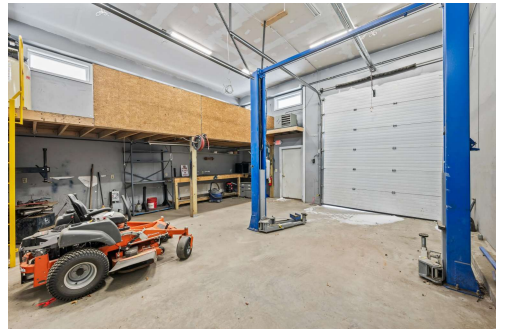
Main Floor, 2 stall public restroom



Main Floor, Private Office Space 1



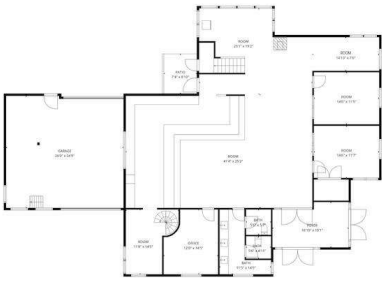
Attached Garage with 2 X-Tall Garage Doors and
Mopboards



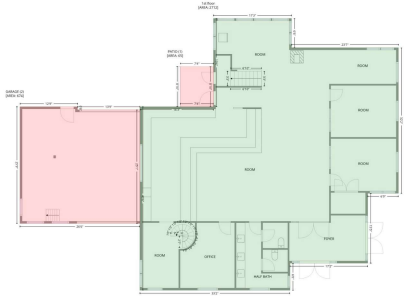
Attached Garage with 2 X-Tall Garage Doors and
Mopboards



Total GLA: 3515 sq. ft. | Total: 5340 sq. ft.
1st Floor: 3515 sq. ft. (Excluded areas: 175 sq. ft.)
2nd Floor: 800 sq. ft. (Excluded areas: 175 sq. ft.)



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Exterior, View from back



Exterior, View from back



Exterior, View from Union Street Access



Exterior, View from Side

