



CountyNH-Grafton

VillDstLoc

Year Built1988

SqFt-Total Building4,569

SqFt-Total SourcePublic Records

SqFt-Total Available4,569

SqFt-Apx Building SourcePublic Records

ZoningCommercial

Road FrontageYes

Road Frontage Length

Lot Size Acres0.34

Traffic Count

Loss Factor Percentage

Vacancy Factor

Taxes TBDNo

Tax Year Notes

Tax Annual Amount\$10,289.00

Tax Year2024

Gross Income

Operating Expense

Net Income

Date Initial Showings B...

Sub Property TypeBusiness, Hospitality, Opportunity

Sub Property Type UseBusiness w/ Real Estate, Food Service, Free Standing Building

Directions At the intersection of Routes 302 and 10, heading south, take a right. Shiloh's Restaurant is on your right.

Remarks - Public Shiloh's Restaurant has been a mainstay in the Woodsville/Haverhill, NH area for over 15 years. This is successfully run business offering breakfast, lunch and dinner with classic American fare. The owners pride themselves in providing fresh, homemade breads, soups, salads, etc. and have many repeat diners as well as tourist visitors. Inside you'll find two dining areas with tables and booths with tasteful electric fireplaces in each to provide the right ambiance on cold, damp days. The restaurant is allowed a seating capacity of 110. The kitchen is extensive and exceptionally well maintained and clean. The lower level is currently used for storage and office space but could easily accommodate an expansion to allow for small functions. The owners have had a fairly extensive catering arm of the restaurant but have scaled back on that since Covid but they continue to receive requests so it could easily be brought back up to speed. Did we talk about location? The property is located at a busy, well traveled, lighted intersection. This business is very successful, well run and primed for the next person to easily step in to taking it to the next level.

STRUCTURE			
Construction Materials	Wood Frame, Log Siding Exterior	Building Number	
Foundation	Concrete	Total Units	1
Roof	Shingle - Asphalt	# of Stories	1
Basement	Yes	Divisible SqFt Min	
Basement Access Type	Interior	Divisible SqFt Max	
		List \$/SqFt Total Available	

Ceiling Height

Total Drive-in Doors

Total Loading Docks

Total Elevators

Door Height

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

GasNatAvalNo

Water SourcePublic

SewerPublic

UtilitiesGas - LP/Bottle, Telephone At Site

InternetUnknown

Fuel Company

Phone Company

Cable Company

Electric CompanyEversource

Internet Service Provider

LOT & LOCATION

Submarket	Lot Features Near Shopping, City Lot, Corner, Level	Waterfront Property
Project Building Name Shiloh's	Major Road Frontage, Near Hospital	Water View
Restaurant	Zoning Description Business District	Water Body Access
ROW - Length		Water Body Name
ROW - Width		Water Body Type
ROW - Parcel Access		Water Frontage Length
ROW to other Parcel		Waterfront Property Rights
Surveyed		Water Body Restrictions
Surveyed By		

FEATURES

Transport/Access City Street, Major Road Access, State Highway, Paved	Features - Commercial Furniture Included, Smoke/Heat Detectors
Parking On-Site, Parking Spaces 11 - 20, Paved	
Equipment Security System	
Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Progrm
Signage Adequate	Green Verification Year
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 Warranty	Map 104	Tax Rate
Deeds - Total	Block 0	Tax Class
Deed - Book 3530	Lot 30	Current Use No
Deed - Page 721	SPAN#	Land Gains
Property ID		Assessment Year
Plan Survey Number		Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No	Financing-Current
Sale Includes Equipment, Land/Building/Business	Financing-Possible Opt
Items Excluded A Complete list of Furniture, Fixtures and Equipment that is included/excluded is available and included in this posting.	Auction
Investment Info	Date - Auction
Flood Zone	Auction Time
Seasonal No	Auctioneer Name
Easements	Auctioneer License Number
Covenants	Auction Price Determnd By

PREPARED BY

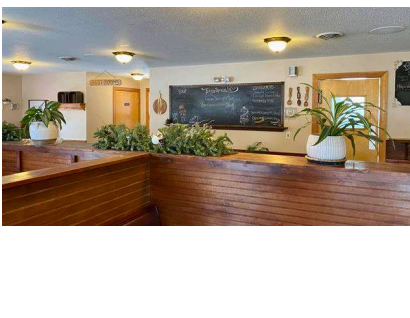
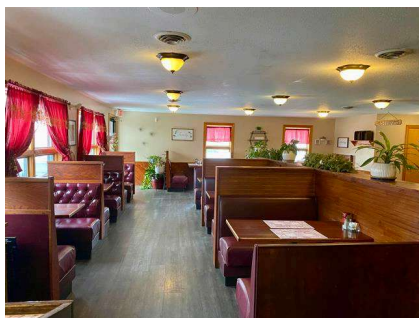
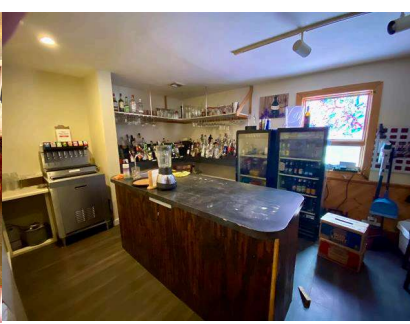
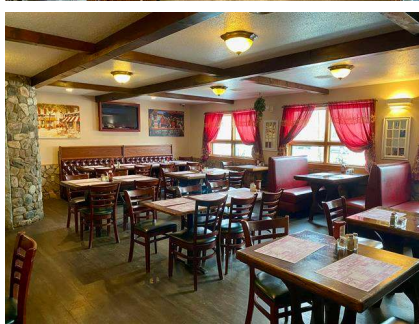
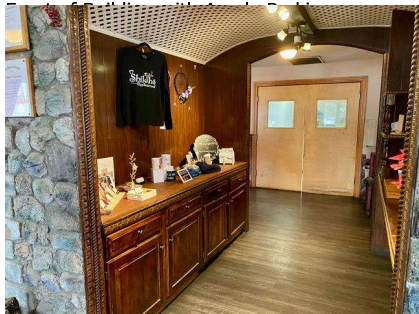
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Listed by: Mary M Doherty/ Badger Peabody & Smith ...
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One of Two Dining Rooms

Listed by: Mary M Doherty / Badger Peabody & Smith ...

Prep By: Badger Peabody & S...
Katy Kingston

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Another Cozy Fireplace in Dining Area

