



County	NH-Grafton
VillDstLoc	
Year Built	1988
SqFt-Total Building	4,569
SqFt-Total Source	Public Records
SqFt-Total Available	4,569
SqFt-Apx Building Source	Public Records
Zoning	Commercial
Road Frontage	Yes
Road Frontage Length	
Lot Size Acres	0.34
Traffic Count	
Loss Factor Percentage	
Vacancy Factor	

Listed:	2/8/2024
Closed:	
DOM:	336
Taxes TBD	No
Tax Year Notes	
Tax Annual Amount	\$10,289.00
Tax Year	2024
Gross Income	
Operating Expense	
Net Income	

## Date Initial Showings B...

Sub Property Type Business, Hospitality, Opportunity

Sub Property Type Use Business 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  
**Foundation** Concrete  
**Roof** Shingle - Asphalt

**Building Number**  
**Total Units** 1  
**# of Stories** 1  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available**

**Basement** Yes  
**Basement Access Type** Interior

<b>Ceiling Height</b>	<b>Total Drive-in Doors</b>	<b>Total Loading Docks</b>
<b>Total Elevators</b>	<b>Door Height</b>	<b>Dock Levelers</b>
		<b>Dock Height</b>

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

## UTILITIES

**Gas** Nat  
**Water Source** Public  
**Sewer** Public

**Utilities** Gas - LP/Bottle, Telephone At Site  
**Internet** Unknown

**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company** Eversource  
**Internet Service Provider**

LOT & LOCATION			
Submarket		Lot Features	Near Shopping, City Lot, Corner, Level
Project Building Name	Shiloh's Restaurant	Major Road Frontage, Near Hospital	Waterfront Property Water View Water Body Access
Zoning Description	Business District		
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 Program
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
Deeds - Total		Block	0
Deed - Book	3530	Lot	30
Deed - Page	721	SPAN#	
			Tax Rate
			Tax Class
			Current Use
			No Land Gains
Property ID			Assessment Year
Plan Survey Number			Assessment Amount

DISCLOSURES			
Foreclosed/Bank-Owned/REO	lo	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	
		Date - Auction	
Investment Info		Auction Time	
Flood Zone		Auctioneer Name	
Seasonal	No	Auctioneer License Number	
Easements		Auction Price Determnd By	
Covenants			

PREPARED BY			
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Listed by: Mary M Doherty/ Badger Peabody & Smith ...  
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**Listed by:** Mary M'Doherty, Badger Peabody & Smith ...



Another Cozy Fireplace in Dining Area

