

**Commercial Sale****5061786****Active****80 Guider Lane****Bethlehem****Unit/Lot****NH 03574****Listed: 9/17/2025****\$2,400,000****Closed:****DOM: 8**

County	NH-Grafton
VillDstLoc	
Year Built	1927
Building Area Total	9,282
Building Area Source	
Total Available Area	
Total Available Area Source	
Zoning	D-2
Road Frontage	Yes
Road Frontage Length	487
Lot Size Acres	182.18
Traffic Count	
Loss Factor Percentage	
Vacancy Factor	

Taxes TBD	No
Tax Year Notes	
Tax Annual Amount	\$22,913.00
Tax Year	2024
Gross Income	
Operating Expense	
Net Income	



Property Panorama VTour

**Date Initial Showings Begin**

**Business Type** Business, Development, Hospitality, Investment, Land, Opportunity  
**Business Type Use** Bed/Breakfast, Business w/ Real Estate

**Directions** Take Exit 40 off I-93. Guider Lane is first left. Proceed down Guider Lane until you see the a sign for the Adair Country Inn.

**Public Remarks** Artfully constructed at the end of the roaring 20's, The Adair Estate's significance in the historical landscape of the White Mountains is rich. Hosting past presidents and cultural leaders is only part of the allure of this exquisitely curated property. Featuring landscaping designed by the Olmsted Brothers of New York's Central Park, the estate is nestled amongst 182+/- private rolling acres with panoramic views of the famed Presidential Mountain Range and beyond. The main house is adorned with 11 well-appointed ensuite bedrooms spread amongst the upper floors of the home's 7500 sq ft of living space. A full commercial kitchen services the open main floor with a formal dining room, spacious great room, library and solarium. The lower level pays homage to the sophisticated speakeasies of yesteryear - adorned by granite walls, stone floors and fireplace, the "Granite Room" as its referred, has been the venue of camaraderie. The 3-bedroom guest cottage is set a short stroll down from the main house to provide privacy for the residence. The manicured grounds are lush, with a small pond flanking the inn to the south. An extensive trail network are additional accoutrements to the escape from the city life promoted by many of great legacy estates of New England. Conveniently located midway between Boston and Montreal in the heart of New Hampshire's White Mountains. Award Winning, Member of Select Registry, and excellent online ratings.

**STRUCTURE**

**Construction Materials** Wood Frame, Clapboard Exterior, Wood Exterior

**Foundation Details** Concrete, Stone

**Roof** Shingle

**Building Number**

12

**Total Units**

**# of Stories**

**Divisible SqFt Min**

**Divisible SqFt Max**

**List \$/SqFt Total Available**

**Basement** Yes

**Basement Access Type** Walkout

**Basement Description** Partially Finished, Slab, Interior Stairs, Interior Access, Basement Stairs

**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**

**Heating** Multi Zone, Steam, Gas Stove, Propane, Oil

**Utilities** Cable

**GasNatAval**

**Internet** Cable Internet

**Cooling**

Blowers, Wall AC Units

**Fuel Company**

**Water Source** Public

**Phone Company**

**Sewer**

**Cable Company**

**Electric**

**Electric Company**

200+ Amp Service, Generator

**Internet Service Provider**

LOT & LOCATION							
<b>Submarket</b>	<b>Lot Features</b> Near Paths, Near Skiing, Near Snowmobile Trails, Landscaped, Mountain View, Pond, Recreational, Trail/Near Trail, View, Walking Trails			<b>Waterfront Property</b>			
<b>Project Building Name</b>			<b>Water View</b>				
<b>ROW Length</b>			<b>Water Body Access</b>				
<b>ROW Width</b>			<b>Water Body Name</b>				
<b>ROW Parcel Access</b>			<b>Water Body Type</b>				
<b>ROW to other Parcel</b>			<b>Water Frontage Length</b>				
<b>Surveyed</b>			<b>Waterfront Property Rights</b>				
<b>Surveyed By</b>			<b>Water Body Restrictions</b>				
FEATURES							
<b>Other Equipment</b>	CO Detector, Smoke Detector, Sprinkler System, Window AC, Air Conditioner		<b>Building Features</b> Additional Outbuildings, Fire System, Furniture Included, Phone System, Public Restrooms, Smoke/Heat Detectors				
<b>Air Conditioning Percent</b>							
<b>Sprinkler</b>	Dry		<b>Green Verification Body</b>				
<b>Signage</b>	Adequate		<b>Green Verification Program</b>				
<b>Railroad Available</b>			<b>Green Verification Year</b>				
<b>Railroad Provider</b>			<b>Green Verification Rating</b>				
			<b>Green Verification Metric</b>				
			<b>Green Verification Status</b>				
			<b>Green Verification Source</b>				
			<b>Green Verification NewCon</b>				
			<b>Green Verification URL</b>				
PUBLIC RECORDS							
<b>Deed Recorded Type</b>	Warranty		<b>Map</b>	403			
<b>Total Deeds</b>			<b>Block</b>	0			
<b>Deed Book</b>	4841		<b>Lot</b>	27+26.1+24			
<b>Deed Page</b>	865		<b>SPAN#</b>				
<b>Tax Rate</b>			<b>Tax Class</b>				
<b>Current Use</b>			<b>Land Gains</b>				
<b>Assessment Year</b>			<b>Assessment Amount</b>				
DISCLOSURES							
<b>Foreclosed/Bank-Owned/REO</b>	No		<b>Financing-Current</b>				
<b>Sale Includes</b>	Additional Buildings, Equipment, Land/Building/Business, Outbuilding, Building		<b>Financing-Possible Opt</b>				
<b>Exclusions</b>			<b>Auction</b>				
<b>Investment Info</b>			<b>Auction Date</b>				
<b>Flood Zone</b>			<b>Auction Time</b>				
<b>Seasonal</b>			<b>Auctioneer Name</b>				
<b>Easements</b>			<b>Auctioneer License Number</b>				
<b>Covenants</b>			<b>Auction Price Determnd By</b>				
PREPARED BY							
Keegan Rice Cell: 603-348-7261 KeeganR@badgerpeabodysmith.com							
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Franconia NH 03580 Off: 603-823-5700							

80 Guider Lane

Bethlehem NH 03574









