

Commercial Sale

5061786

Active

80 Guider Lane

Bethlehem

Unit/Lot

NH

03574

Listed: 9/17/2025

Closed:

DOM: 8

\$2,400,000



County	NH-Grafton	Taxes TBD	No
VillDstLoc		Tax Year Notes	
Year Built	1927	Tax Annual Amount	\$22,913.00
Building Area Total	9,282	Tax Year	2024
Building Area Source		Gross Income	
Total Available Area		Operating Expense	
Total Available Area Source		Net Income	
Zoning	D-2		
Road Frontage	Yes		
Road Frontage Length	487		
Lot Size Acres	182.18		
Traffic Count			
Loss Factor Percentage			
Vacancy Factor			



Date Initial Showings Begin

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

Property Panorama VTour

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 quest 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	Building Number	
Foundation Details	Concrete, Stone	Total Units	12
Roof	Shingle	# 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 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



Heating	Multi Zone, Steam, Gas Stove, Propane, Oil	Utilities	Cable
GasNatAval		Internet	Cable Internet
Cooling	Blowers, Wall AC Units		
Water Source	Public		
Sewer	Septic		
Electric	200+ Amp Service, Generator	Fuel Company	
		Phone Company	
		Cable Company	
		Electric Company	
		Internet Service Provider	

LOT & LOCATION		
Submarket	Lot Features Near Paths, Near Skiing, Near Snowmobile Trails, Landscaped, Mountain View, Pond, Recreational, Trail/Near Trail, View, Walking Trails	Waterfront Property
Project Building Name		Water View
		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
		Water Body Restrictions
Surveyed		
Surveyed By		

FEATURES		
Other Equipment CO Detector, Smoke Detector, Sprinkler System, Window AC, Air Conditioner	Building Features Additional Outbuildings, Fire System, Furniture Included , Phone System, Public Restrooms, Smoke/Heat Detectors	
Air Conditioning Percent	Green Verification Body	
Sprinkler	Green Verification Progrm	
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	

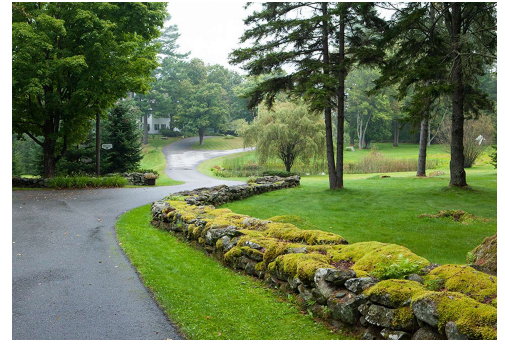
PUBLIC RECORDS		
Deed Recorded Type Warranty	Map 403	Tax Rate
Total Deeds	Block 0	Tax Class
Deed Book 4841	Lot 27+26.1+24	
Deed Page 865	SPAN#	Current Use
		Land Gains
Property ID		Assessment Year
Plan Survey Number		Assessment Amount

DISCLOSURES	
Foreclosed/Bank-Owned/REO No	Financing-Current
Sale Includes Additional Buildings, Equipment, Land/Building/Business, Outbuilding, Building	Financing-Possible Opt
Exclusions	Auction
Investment Info	Auction Date
Flood Zone	Auction Time
Seasonal	Auctioneer Name
Easements	Auctioneer License Number
Covenants	Auction Price Determnd By

PREPARED BY		
Keegan Rice		
Cell: 603-348-7261		
KeeganR@badgerpeabodysmith.com		
My Office Info:		
Badger Peabody & Smith Realty		
383 Main St.		
Franconia NH 03580		
Off: 603-823-5700		

80 Guider Lane

Bethlehem NH 03574

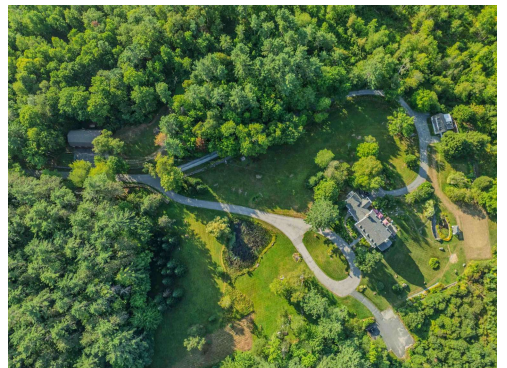


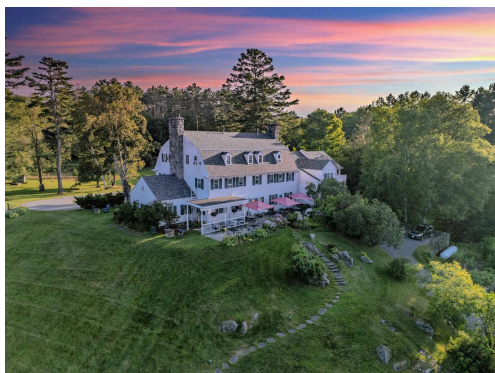
Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2025 PrimeMLS.

Prep By: Badger Peabody & Smith
Keegan Rice

Listed by:

Keegan Rice / Badger Peabody & Smith Realty





80 Guider Lane

Bethlehem NH 03574

