



Attractive Warehouse Facility
426 Nutting Road, Unit 1, Jaffrey, NH 03452



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

Opportunity Knocks!

5484 SQ. FT. WAREHOUSE

\$395,000

This conveniently located industrial warehouse condominium enjoys visibility and access from busy NH Rt. 202. A most appealing Monadnock region business property and potential home for your growing enterprise!

- COMMERCIAL CONDOMINIUM
- LOADING DOCK
- KITCHEN BATH AND BREAK ROOM
- TAXES: \$4,740.00 IN 2024



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Four Seasons Sotheby's
INTERNATIONAL REALTY

Prime Commercial Property

**426 Nutting Road
Jaffrey**

**1
NH 03452**



Great Warehouse Space



Prime Location



Loading Dock



Racking Room

MLS #	5057211	Status	Active
Property Class	Commercial	Road Frontage	No
	Sale	RdFntLngh	
Year Built	1986	Gross Income	
Construction Status		Expenses - Annual	
Building Area Total	5,484	Net Income	
Total Available Area	5,484	Lot Size Acres	0.00
Zoning	IND	Traffic Count	10,000
Tax Annual Amount	\$4,740.00	Price	\$395,000
Tax Year	2024		

2212-31



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This conveniently located industrial warehouse condominium enjoys visibility and access from busy NH Rt. 202. Set in a c.1986 facility shared by two commercial condominium units, originally built to mimic a country barn by Pawprints greeting card company. The property offers a large paved parking lot, private entrance and loading dock and shares bathroom and break room cafeteria facilities with Godine Publishing which occupy Unit #2. It features adaptable interior space, with great solar gain from south facing translucent panel wall and is optimally sized for modern business requirements. Well water not used for drinking so bottled water required on site. A most appealing Monadnock region business property and potential home for your growing enterprise!

Great Business Space...in the Heart of the Monadnock Region of New Hampshire

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.

Listed By:

Andrew Peterson - Four Seasons Sotheby's International Realty



426 Nutting Rd Unit #1

Property Panorama **List:** 8/19/2025

Sold:

5057211



5 05:06

Listing Status Active
List Price \$395,000
Close Price
Property Type Commercial Sale
Business Type Industrial
Business Type Use Warehouse
Address 426 Nutting Road
City Jaffrey
State NH
Zip Code 03452
VillDstLoc

County NH-Cheshire
Building Area Total 5,484
Total Available Area 5,484
Total Units 1
Divisible SqFt
Divisible SqFt Max
Divisible SqFt Min
List \$/SqFt Total Available
Days On Market 0

Public Remarks This conveniently located industrial warehouse condominium enjoys visibility and access from busy NH Rt. 202. Set in a c.1986 facility shared by two commercial condominium units, originally built to mimic a country barn by Pawprints greeting card company. The property offers a large paved parking lot, private entrance and loading dock and shares bathroom and break room cafeteria facilities with Godine Publishing which occupy Unit #2. It features adaptable interior space, with great solar gain from south facing translucent panel wall and is optimally sized for modern business requirements. Well water not used for drinking so bottled water required on site. A most appealing Monadnock region business property and potential home for your growing enterprise!

Directions Take NH RT 202 N towards Peterborough, property on left off Nutting Road

General Property Information

Year Built 1986
Zoning IND
Taxes TBD
Tax Annual Amount \$4,740.00
Tax Year 2024
Tax Year Notes
Basement No
Parking Features On-Site, Parking Spaces
11 - 20, Paved,
Unassigned, Visitor
Railroad Available
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions
Map 254
Block 7
Lot 1
SPAN Number

Lot Size Acres 0.00
of Stories 1
Construction Materials Wood Frame, Wood Siding
Foundation Details Concrete Slab
Roof Asphalt Shingle
Flood Zone No

Ceiling Height 10
Dock Height 4'
Door Height
Total Drive-in Doors
Dock Levelers
Sprinkler
Total Elevators 0

Natural Gas Available

Fee
Fee Frequency



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

Prepared By Andrew Peterson
Agent Phone Cell: 603-496-9172
Office Name Four Seasons Sotheby's International Realty - Off:

Property Features

Building Features Phone System, Security System, Smoke/Heat Detectors
Heating Forced Air, Hot Air, House Unit, Passive Solar
Cooling None
Electric 200+ Amp Service, Circuit Breaker(s), On-Site
Water Source Drilled Well
Sewer Private
Utilities Cable, Telephone at Site
Initial Showings Begin Date
Foreclosed/Bank-Owned/REO

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Good Floor space



Store Room



Room for your enterprise





Pleasant work environment



New England Barn look



Good cooperative working space



Landmark Building



Above the highway



Great acessibility



Private entry



Opportunity knocks!

Listing Agent Andrew Peterson

Listing Office Four Seasons Sotheby's

426 NUTTING RD #1

Location 426 NUTTING RD #1

Mblu 254/ 7/ 1/ 1

Acct# 2928

Owner COTTAGE ST TRUST

Assessment \$144,500

Appraisal \$144,500

PID 100324

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$144,500	\$0	\$144,500
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$144,500	\$0	\$144,500

Owner of Record

Owner COTTAGE ST TRUST

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 454

Book & Page 1671/0588

PETERBOROUGH, NH 03458

Sale Date 10/30/1998

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COTTAGE ST TRUST	\$0		1671/0588	00	10/30/1998
	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 5,484
Replacement Cost: \$176,256
Building Percent Good: 82
Replacement Cost
Less Depreciation: \$144,500

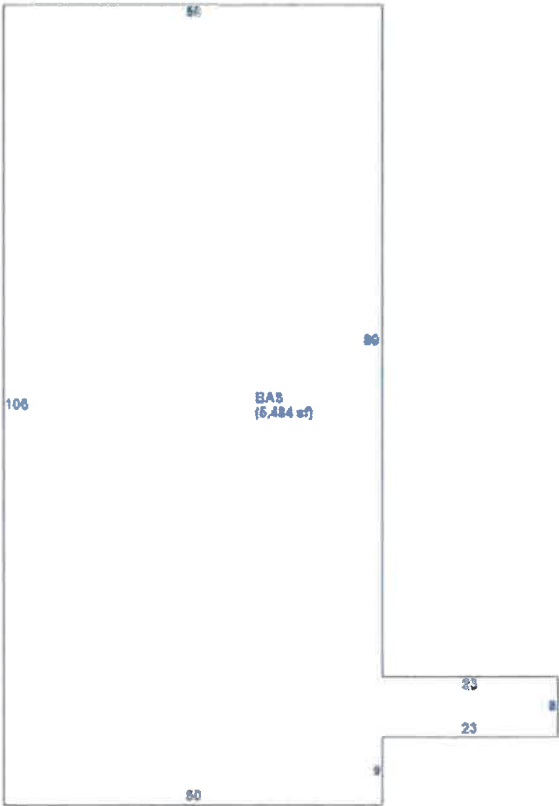
Building Attributes	
Field	Description
Style:	Light Indust
Model	Industrial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	Pre-Fab Wood
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	Off Condo 96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3401
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Corn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/JaffreyNHPhotos/\A00\00\20\33.jpg)

Building Layout



(ParcelSketch.ashx?pid=100324&bid=100075)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,484	5,484
		5,484	5,484

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use		Land Line Valuation	
Use Code	3401	Size (Acres)	0
Description	Off Condo 96	Frontage	
Zone	IND	Depth	
Neighborhood	50	Assessed Value	\$0
Alt Land Appr Category	No	Appraised Value	\$0

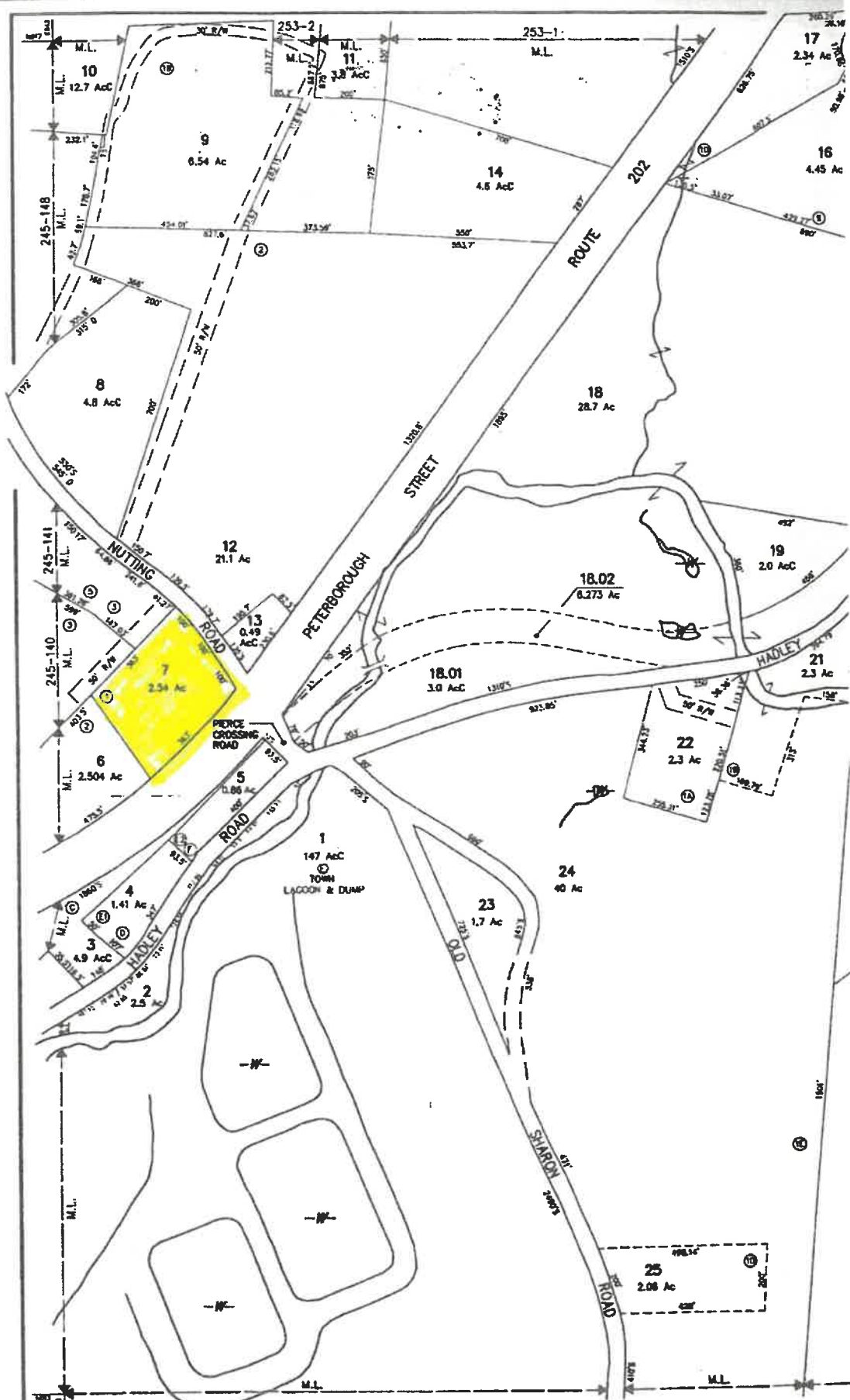
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$144,500	\$0	\$144,500
2023	\$144,500	\$0	\$144,500
2021	\$144,500	\$0	\$144,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$144,500	\$0	\$144,500
2023	\$144,500	\$0	\$144,500
2021	\$144,500	\$0	\$144,500



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 23, 1987

COMPLETION DATE: DECEMBER 31, 1988

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CARTOGRAPHIC ASSOCIATES, INC.

MUNICIPAL MAPPING CONSULTANTS
P.O. BOX 287 LITTLETON, NH 03581

AREA CAL
AREA SURV
COMMON C
EXEMPT PH
MATCH LN
WATER