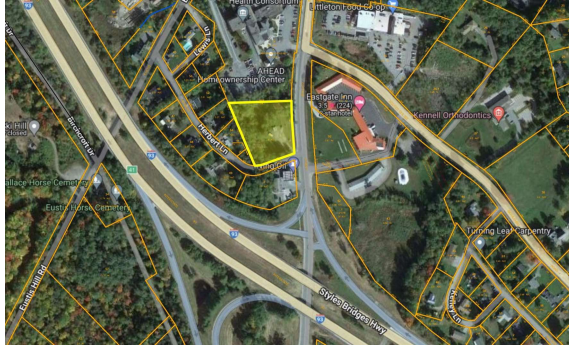


Commercial Sale
4991149
Active

2 Herbert Lane
Littleton
Unit/Lot #

NH 03561

Listed: 4/12/2024
Closed:
DOM: 266
\$499,000



County NH-Grafton
VillDstLoc
Year Built
SqFt-Total Building
SqFt-Total Source
SqFt-Total Available
SqFt-Apx Building Source
Zoning C-1
Road Frontage Yes
Road Frontage Length
Lot Size Acres 1.50
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$3,300.00
Tax Year 2024
Gross Income
Operating Expense
Net Income



Date Initial Showings Begin

Sub Property Type Development, Land, Retail, Vacant Land
Sub Property Type Use Food Service, Retail Strip

Directions Travel on Cottage Street in Littleton. Property is at the corner of Cottage St and Herbert Lane across from the Eastgate Motel and adjacent to the Irving Station. Look for sign.

Remarks - Public Developers take note! Here's a 1.5+/- Acre parcel located right off Route 93's Exit 41 and at the gateway to Littleton's thriving business district. Located on a corner lot with frontage on Herbert Lane and busy, well traveled Cottage Street. The neighborhood includes Irving Oil, Littleton Coop, Mt. Eustis Commons, the Eastgate Motel and others. This location is ideal for any food service offering needing a drive thru, retail, or office complex. With easy access to Route 93 and Littleton's bustling downtown this is a must consider development piece.

STRUCTURE

Basement No
Basement Access Type

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

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

GasNatAval No
Water Source Public
Sewer Public

Utilities Cable - Available
Internet Unknown, DSL - Available

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

Lot Features Near Shopping, City Lot, Corner, Level,
Major Road Frontage
Zoning Description Business District, Commercial
Zoning

Waterfront Property
Water View
Water Body Access

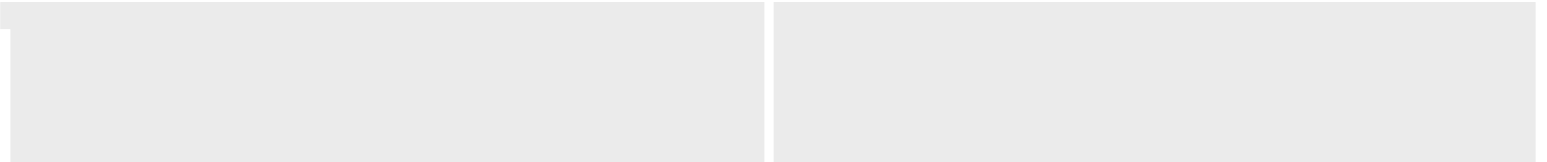
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel

Water Body Name

Surveyed
Surveyed By

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES



Air Conditioning Percent
Sprinkler
Signage
Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 3454
Deed - Page 902

Map 93
Block 0
Lot 6
SPAN#

Tax Rate
Tax Class
Current Use No
Land Gains

Property ID
Plan Survey Number

Assessment Year
Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Land Only
Items Excluded
Investment Info
Flood Zone
Seasonal No
Easements
Covenants

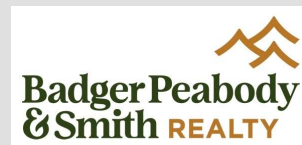
Financing-Current
Financing-Possible Opt
Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

Katy Kingston
Phone: 603-823-5700
KatyK@BadgerPeabodySmith.com

My Office Info:
Badger Peabody & Smith Realty
383 Main St.

Franconia NH 03580
Off: 603-823-5700

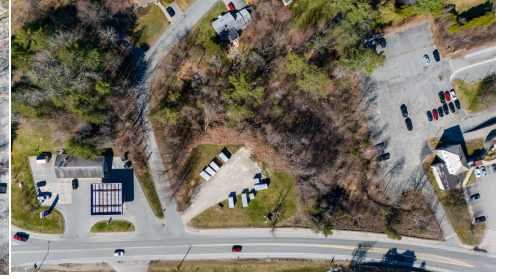
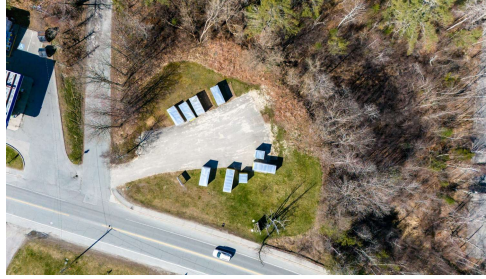
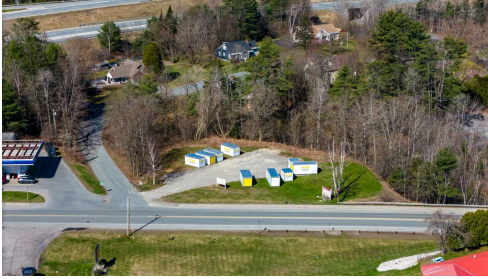
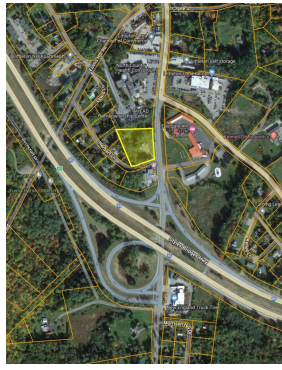


Listed by: Mary M Doherty/ Badger Peabody & Smith Realty

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.

2 Herbert Lane

Littleton NH 03561



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
Katy Kingston

Listed by:

Mary M Doherty / Badger Peabody & Smith Realty

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

- 1. SELLER: Eames Oil, LLC/ Jack Eames, Manager
2. PROPERTY LOCATION: 2 Herbert Lane, Littleton, NH 03561
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
b. INSTALLATION: Location: Installed By: Date of Installation What is the source of your information?
c. USE: Number of Persons currently using the system: Does system supply water for more than one household?
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? Date of most recent test
f. COMMENTS:

- 6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No Private: Yes No Unknown: Yes No None: Yes No Septic/Design Plan in Process? Yes No Septic Design Available? Yes No
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions?
c. IF PRIVATE: TANK: Septic Tank Holding Tank Cesspool Unknown Other Tank Size Tank Type Location: Date of Last Servicing: Name of Company Servicing Tank:
d. LEACH FIELD: Yes No Other IF YES: Size Location: Date of installation of leach field: Installed By:
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?
f. COMMENTS:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS JE / BUYER(S) INITIALS /
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PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2 Herbert Lane, Littleton, NH 03561

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? YES NO UNKNOWN

IF YES: Are tanks currently in use? YES NO

IF NO: How long have tank(s) been out of service?

What materials are, or were, stored in the tank(s)?

Age of tank(s): Size of tank(s): Owner of tank(s):

Location:

Are you aware of any problems, such as leakage, etc.? Yes No Comments:

Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN

Comments:

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN

If YES, Explain:

If YES, what is your source of information?

b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN

If YES, Explain:

d. What is your source of information?

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN

If YES, Explain:

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN

If YES, Explain:

g. How is the property zoned? Source:

h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO

i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO

j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO

k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO

l. Have you subdivided the property? YES NO UNKNOWN

m. Are there any local permits? YES NO UNKNOWN Please explain:

n. Are there attachments explaining any of the above? YES NO UNKNOWN

o. Septic/Design plan available? YES NO UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) YES NO If YES, please explain:

9. ADDITIONAL INFORMATION:

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS JE

BUYER(S) INITIALS

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

DocuSigned by: 3/19/2024
Jack Eames
SELLER Eames Oil, LLC/ Jack Eames, Manager DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE BUYER DATE

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EAMES OIL LLC 32 MAIN ST LITTLETON NH 03561				1 Level	1 All Public	1 Paved	1 Urban	Description COM LAND	Code 3900	Assessed 132,300	Assessed 132,300	1925 LITTLETON, NH VISION
						5 Curb & Gutter						
						6 Sidewalk						
SUPPLEMENTAL DATA												
Alt Prcl ID 113-025-000 test123 BMSI S/N 009688 bmsi ser 000636				GIS ID 93-6				Assoc Pid#				
								Total	132,300	132,300		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
EAMES OIL LLC				3454 0902	10-03-2007	U	V	300,000		Year	Code	Assessed	Year	Code	Assessed
EAMES JOHN B.				2142 0997	05-24-1995	U	V	76,000		2020	3900	132,300	2019	3900	117,500
								Total		132300	Total		117500	Total	117500

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total	0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES											
8/08-LAND CF PER BTLA SETTLEMENT (2) SMALL SIGNS 1 ADVERTISING VACANT LAND 1/08 REMOVE SIGNS ON OVERRIDE FROM BTLA SETTLEMENT 4/14 AC CHG PER PHASE 3 MAPPING PROJ											

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										10-23-2020	DR			37	Phone Hearing-Change
										07-17-2018	KRT			16	KRT Field Review
										08-01-2015	KRT			99	Revaluation KRT
										04-25-2014	JQ			61	Subdivision/Mapping/LLA
										08-30-2010	RK			40	No Change
										06-03-2010	JW			15	Vision Commercial Field R
										09-14-2009	RD			56	1/4 Review - Ext

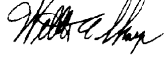
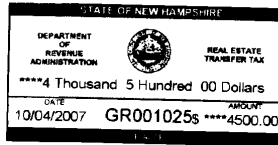
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	3900	DEVEL LAND	C-1			43,560 SF	3.36	1.00000	1	0.90	CIA	1.000		1.0000	3.02	131,700	
1	3900	DEVEL LAND	C-1			0.500 AC	2,500	1.00000	1	0.50	CIA	1.000		1.0000	1,250	600	
Total Card Land Units						1.500 SF	Parcel Total Land Area						1.5000	Total Land Value			132,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
MHP										
			CONDO DATA							
Parcel Id		C	Owne							
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
			COST / MARKET VALUATION							
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %										
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

Return to: Mark S. McCue, Esq.
 Hinckley, Allen & Snyder LLP
 11 S. Main St., Ste. 400
 Concord, NH 03301

Doc # 0018012 Oct 4, 2007 2:02 PM
 Register of Deeds, Grafton County

WARRANTY DEED

John B. Eames, an individual having a mailing address of 32 Main Street, Littleton, New Hampshire 03561, for consideration paid, grants to **Eames Oil LLC**, a New Hampshire limited liability company with a mailing address of 32 Main Street, Littleton, New Hampshire 03561, *the certain tracts or parcels of land, together with any improvements thereon, located in the Town of Littleton, County of Grafton, State of New Hampshire* and more particularly described as follows:

Parcel A

Beginning at a point at the southerly corner of Herbert Lane and Old Franconia Road, also known as Gilmanton Hills Road; thence running westerly along the southerly line of Herbert Lane approximately two hundred forty-five (245) feet to property now or formerly owned by Herbert known as Lot 25; thence turning and running southeasterly along east line of property now or formerly owned by Herbert approximately one hundred twenty-five (125) feet to a point; thence turning and running southeasterly along northeast line of land now or formerly owned by State of New Hampshire approximately one hundred seventy-five (175) feet to a point; thence turning and running easterly along northwest line of property now or formerly owned by State of New Hampshire approximately one hundred thirty-seven (137) feet to Old Franconia Road; thence turning and running northeasterly along Old Franconia Road approximately one hundred eighty-seven (187) feet to the point of beginning; being a portion of Lot 23 in the Littleton Town Records.

MEANING AND INTENDING to convey all of the premises conveyed by Exxon Corporation (successor by merger to Humble Oil & Refining Company) to John B. Eames, by deed dated December 15, 1977, and recorded in Grafton Registry of Deeds on December 27, 1977 at Book 1326, Page 930.

Parcel B

Beginning at a concrete post on the west side of Gilmanton Hill Road, so-called, formerly known as the Franconia Highway, at the southeast corner of land now or

formerly of the Littleton Hospital Association;

Thence North 76° West 298 feet, more or less, along land now or formerly of the Littleton Hospital to an iron pin;

Thence South 5° 45' East 330.00 feet, more or less, to an iron pin on the northerly bound of Herbert Lane, so-called;

Thence North 86° 30' East 189 feet, more or less, along the north bound of said Herbert Lane to an iron pin;

Thence northerly along the west bound of said Gilmanton Hill Road to the concrete post at the point of beginning.

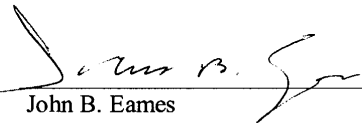
Containing 1.5 acres, more or less, being the same premises shown on the plan entitled "Plan of the Paul S. Cray Land, Littleton, N.H." prepared by G.H. Richardson, surveyor, dated November, 1966 and recorded at Volume 1045, Page 3 of the Grafton County Registry of Deeds.

MEANING AND INTENDING to convey all of the premises conveyed by Paul S. Cray and Eugene P. Cray to John B. Eames, by deed dated May 22, 1995, and recorded in Grafton Registry of Deeds on May 24, 1995 at Book 2142, Page 997 of the Grafton County Registry of Deeds.

Such property is conveyed SUBJECT TO all matters of record in the Grafton Registry of Deeds, to the extent they remain applicable and in force and effect.

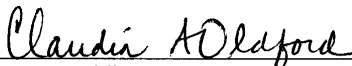
The above-described parcels are not homestead premises.

Executed this 3rd day of October, 2007.


John B. Eames

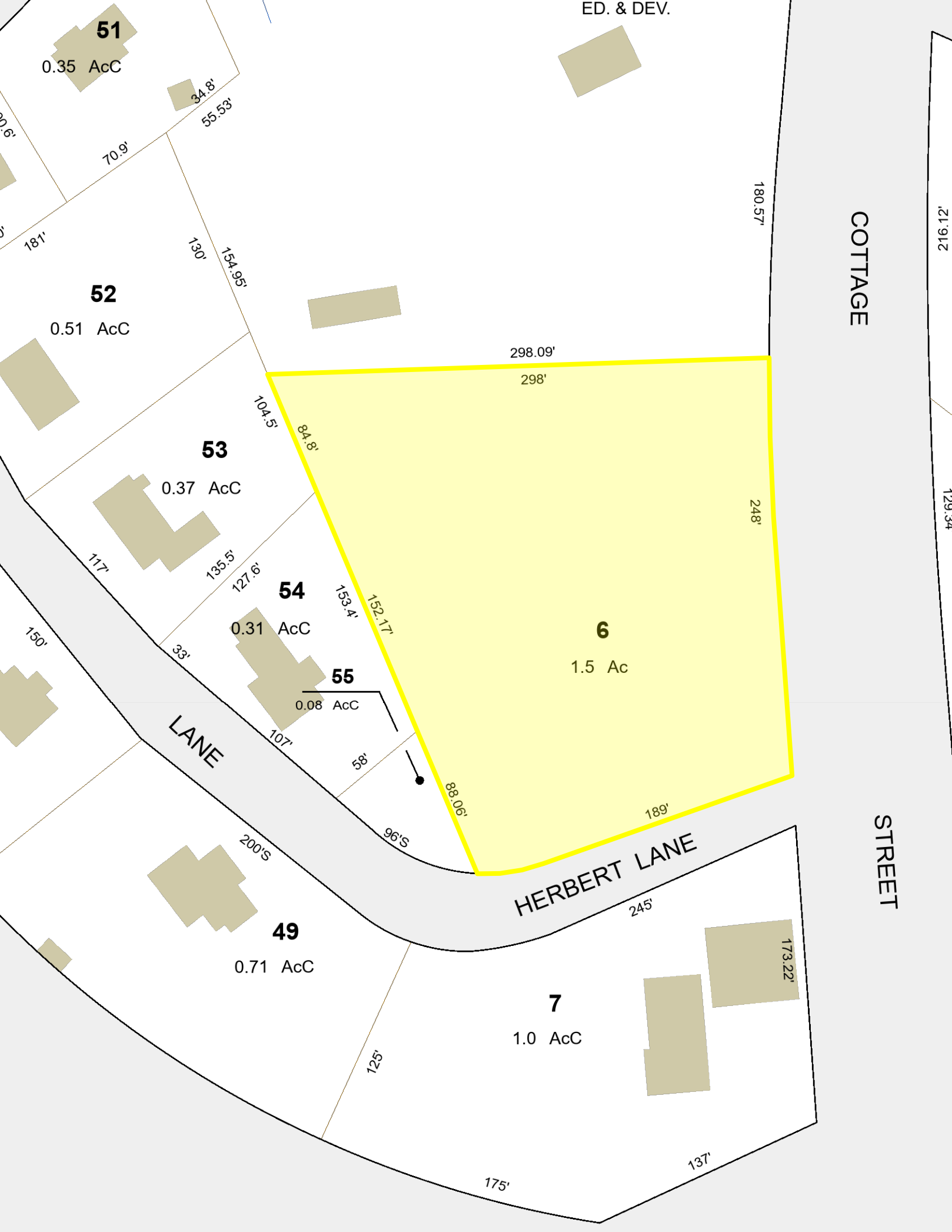
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

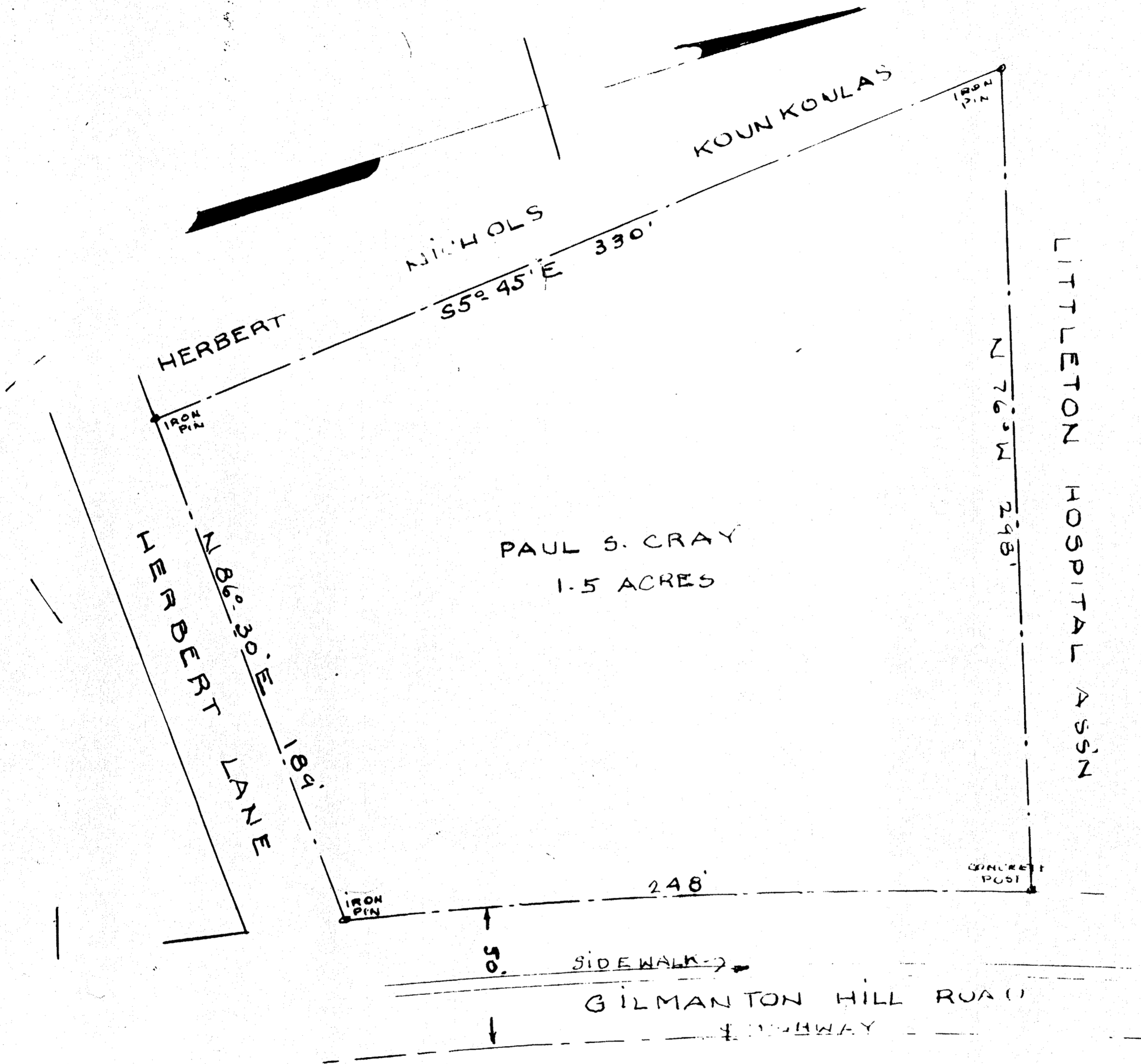
This Warranty Deed was acknowledged before me on this, the 3rd day of October, 2007, by John B. Eames, an individual.


Notary Public
My Commission Expires:
[Seal]

CLAUDIA A. OLDFORD, Notary Public
My Commission Expires April 21, 2009







PLAN OF THE
 PAUL S. CRAY LAND
 LITTLETON, N.H.
 NOV. 1966 - P. Richardson SURVEYOR
 ONE INCH = 40 FEET

709



AFFORDABLE HOUSING
ED. & DEV.

COTTAGE
STREET

HERBERT
LANE

HERBERT
LANE

INTERSTATE

INTERSTATE

6
1.5 Ac

7
1.0 Ac

53
0.37 Ac

92
0.97 Ac

42
0.40 Ac

STATE
OF N.H.

41
2.57 Ac

47
0.45 Ac

48
0.47 Ac

49
0.71 Ac

45
0.24 Ac

50
0.23 Ac

52
0.51 Ac

54
0.31 Ac

55
0.08 Ac

44
0.38 Ac

51
0.35 Ac

46
0.53 Ac

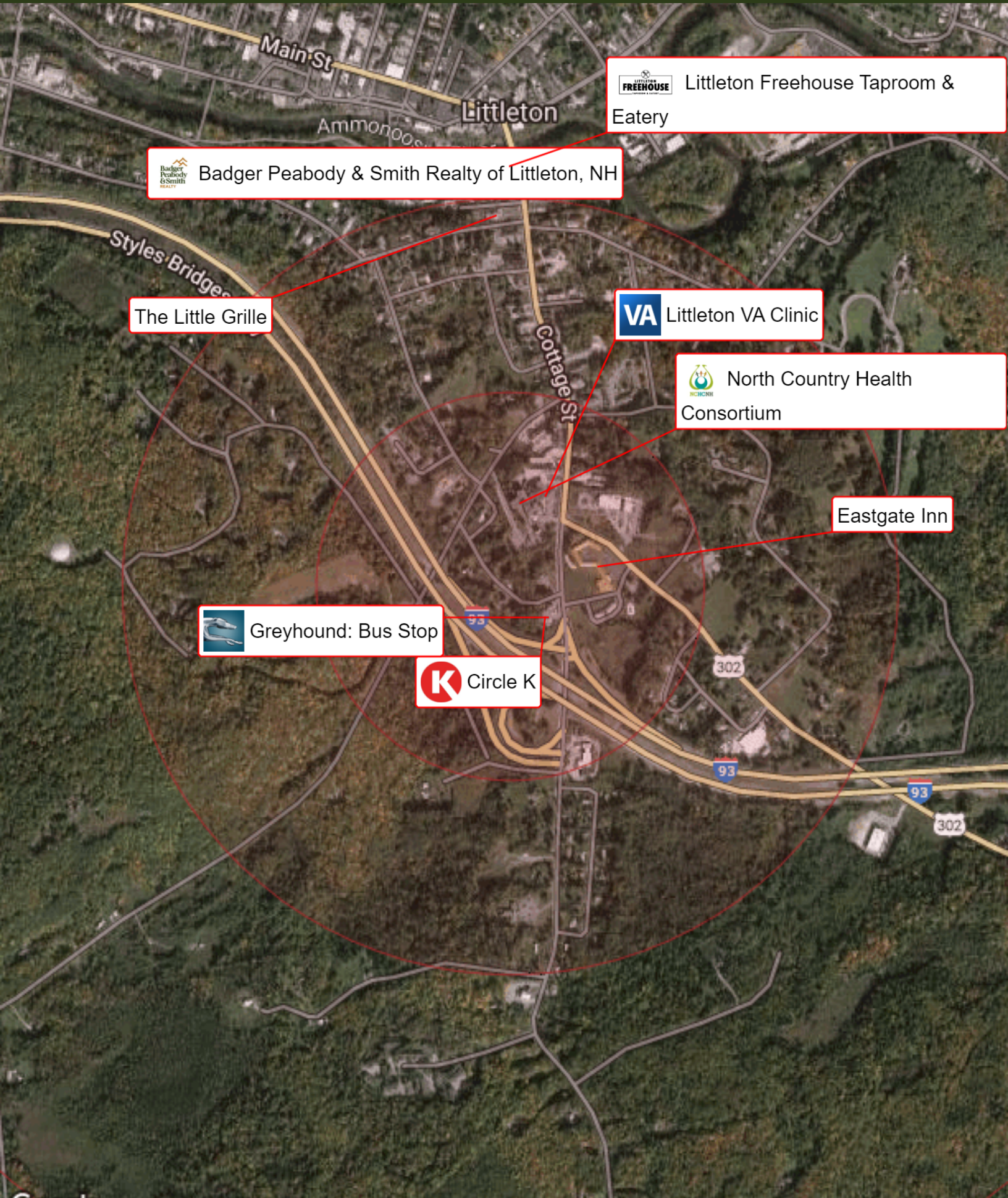
18
3.87 Ac


43
6.94 Ac


Living
Equipment


BUSINESS MAP

Eames
2 Herbert Lane | Littleton, NH 03561





 Littleton Freehouse Taproom & Eatery


 Badger Peabody & Smith Realty of Littleton, NH

 The Little Grille

 VA Littleton VA Clinic

 North Country Health Consortium

 Eastgate Inn

 Greyhound: Bus Stop

 Circle K

Bill Information

Bill Number: TX-51584-TX
Description: TAX1
Property ID: 000636
Owner: EAMES OIL LLC
Address: 2 HERBERT LN
Bill Date: 5/23/2024
Due Date: 7/8/2024

Bill Amount:	\$1,491.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$1,491.00
Payments:	\$1,491.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Original Amount	5/23/2024	2024	2024	\$1,491.00
Principal Transaction	7/2/2024	2024	2024	(\$1,491.00)

Bill Information

Bill Number: TX-54882-TX
Description: TAX2
Property ID: 000636
Owner: EAMES OIL LLC
Address: 2 HERBERT LN
Bill Date: 10/23/2024
Due Date: 12/3/2024

Bill Amount:	\$1,809.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$1,809.00
Payments:	\$1,809.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Original Amount	10/23/2024	2024	2024	\$1,809.00
Principal Transaction	12/2/2024	2024	2024	(\$1,809.00)