

Upper Valley (VT/NH) Regional Portfolio For Sale
(buy individually or together)
48 apartments, 1 commercial unit, 85 storage units



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85 Lebanon St, Hanover, NH 03755
\$693,000



Just a short walk from Dartmouth College, this classic New England home offers comfort, convenience, and the option of long-term rental income. Currently leased through June 2026, it's an excellent investment opportunity or future personal residence in a highly sought-after location.

The kitchen opens to a bright dining area overlooking the peaceful, protected woods behind the property—perfect for enjoying the changing seasons in privacy. A spacious deck extends from the side of the house, ideal for outdoor dining or relaxing in nature.

Quick Facts:

3-bedroom single family home
Rented through June 2026.

Home On The Connecticut, an extended stay hotel at
651 River Rd, Lyme, NH 03768 listed for \$3,500,000



Welcome to Home on the Connecticut, a breathtaking property perched above the banks of the Connecticut River in scenic Lyme, New Hampshire. This exceptional extended-stay (month-to-month) hotel combines historic New England charm with modern comfort, and a proven income-producing opportunity.

23 minutes north of Dartmouth College and 27 minutes north of DHMC. The property includes a 4,000-square-foot barn, approved for conversion into three additional units, and partially complete, allowing for future expansion. With too many updates to list, this property has been lovingly maintained and thoughtfully improved, blending classic architecture with modern systems and amenities.

Quick Facts:

Rooms with private bath: 5

Studio with kitchenette: 6

Studio with full kitchen: 5

3-bed house: 1

Tiny house: 1

Partially finished additional units: 3

Total residential units: 18 complete, 3 partially complete

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14/16 Summarsell Drive, Hartland, VT 05048
\$1,576,000 (MLS 5069119)



This charming converted farmstead features two primary buildings on one parcel, combining classic Vermont character with solid investment returns. The property offers a diverse mix of one-, two-, and four-bedroom apartments, plus one commercial unit currently leased to a local bath and body company. Additional income comes from a three-bay garage, a shed, and a storage container — all fully rented.

Only 22 minutes to Dartmouth College and Dartmouth Hitchcock Medical Center. Residents enjoy the small-town community feel, access to Hartland's highly regarded school system (with high school choice), and the convenience of on-site coin-operated laundry.



Quick Facts:

Studio units: 0

1-bed units: 1

2-bed units: 5

3-bed units: 1

4-bed units: 1

Commercial unit: 1

Storage units: 5

Total residential/commercial units: 9

1 Depot Street Wilder, VT 05088
\$999,500 (MLS 5069085)



Ideally situated in the heart of Wilder, the property sits directly across from the bus stop into Hanover/Lebanon offering convenient access to major employers and amenities — just 9 minutes (4.2 miles) from Dartmouth College and 17 minutes (7.1 miles) from DHMC. The property includes a rare in-town developable lot, currently partially used for parking, which presents a unique opportunity for future expansion or redevelopment — potentially for additional apartments.

The property has seen substantial upgrades, including modernized systems and updates to several units, ensuring continued strong rental performance in a highly sought-after rental market. This is a turnkey, income-producing asset with solid existing cash flow and excellent long-term development potential in a prime Upper Valley location.



Quick Facts:

Studio units: 0

1-bed units: 3

2-bed units: 3

Paid storage units: n/a

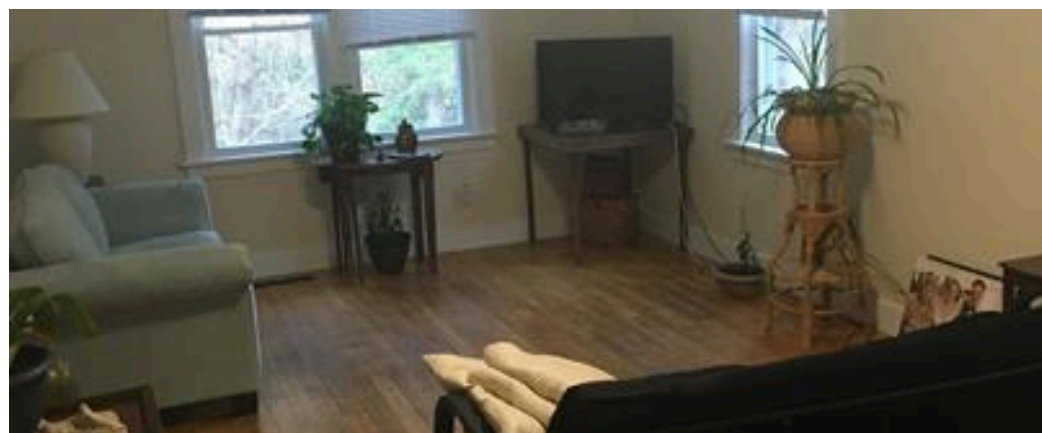
Total residential units: 6

280/282 Vermont 12, Hartland, VT 05048
\$452,600 (MLS 5069065)



Two buildings on one parcel in desirable Hartland, Vermont! This flexible and well-maintained property includes a single-family home and an up-down duplex. Just 25 minutes from Hanover, NH, and 10 minutes from Woodstock, VT.

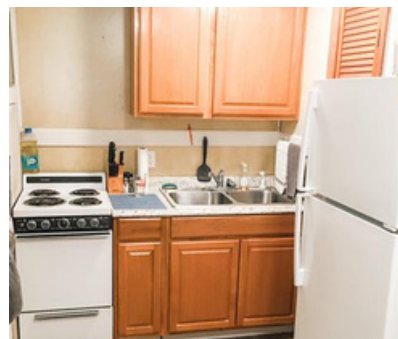
Both buildings include laundry facilities, and the property benefits from ample parking and easy access to local commuting routes.



Quick Facts:

Studio units: 0
1-bed house: 1 (with two rooms in the basement)
2-bed units: 2
Paid storage units: n/a
Total residential units: 3

1673/1675 US Route 5 S, Fairlee, VT 05045
\$863,000 (MLS 5069106)



Excellent investment opportunity in the Upper Valley! This well-maintained multifamily property features two buildings on one parcel, conveniently located just 22 minutes from Hanover, NH, this property combines accessibility with a country setting. The buildings sit on a spacious lot with a large backyard, creating privacy and outdoor enjoyment for tenants.

Recent upgrades (2020) include new windows, all-new plumbing supply lines, pressure tank, water softener, added insulation, four new kitchens, four new Rinnai heaters, and improvements to a relatively new septic system, ensuring efficient and low-maintenance operation for years to come. Tenants pay their own electric, and six of the eight units pay their own heat.

Quick Facts:

Studio units: 4

1-bed units: 2

2-bed units: 2

Paid storage units: 2

Total residential units: 8

3507/3509 Claremont Road, Charlestown, NH 03603
\$3,322,000 (MLS 5069144)



Exceptional investment opportunity with two strong income streams and development potential! Set in a quiet location with open views across 14 acres, providing tenants with the serenity of country living while maintaining easy access to Claremont and the Upper Valley.

The property includes 7,800 rentable square feet of storage, delivering steady year-round income with low maintenance requirements. The property's layout and scale allow for efficient management. Significant development potential, with ample frontage along a busy highway, ideal for future storage facility expansion (subject to approvals).



Quick Facts:

Studio units: 1

1-bed units: 20

2-bed units: 2

Storage units: 78 (7,800 square feet)

Total units: 23 apartments and 78 storage units