

Commercial Sale
5055469
Active

188 Cottage Street
Littleton
Unit/Lot **NH 03561**

Listed: 8/7/2025
Closed:
DOM: 193
\$749,000



County NH-Grafton
VillDstLoc
Year Built 1988
Building Area Total 5,480
Building Area Source Assessor
Total Available Area 4,001
Total Available Area Source Appraiser
Zoning C-1
Road Frontage Yes
Road Frontage Length 276
Lot Size Acres 0.40
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$6,335.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Other



Directions From Exit 41 off I-93, take Cottage Street to Mount Eustis Road. Take left on Mt. Eustis Road. Property is 1st property on the right.

Public Remarks Prime office building (previously a medical office) in the heart of Littleton NH. Discover the ideal professional setting in a vibrant North Country town. This is a super location being a minute from I-93 and Main Street making it a top choice for professionals alike. As one enters the first level of this well-maintained building, there is a welcoming reception room with handicap accessible bath nearby, a large office, 4 office rooms, each with sink, counter and cabinets. There is also a private office with ¾ bath, a kitchenette with dining area for staff, 3-½ baths, another 4 smaller office rooms, lab/laundry room, utility room and 4 closets. On the lower level is a very large, finished room for conferences or meetings, etc. (or it could be divided into smaller office units perhaps), a room with boiler and electrical equipment, finished storage room and a heated 2 car garage. There is also a generator hookup and on-site large parking lot. It might also become a multi-unit rental investment property (see Zoning Ordinance). Whether you are establishing a new business or expanding your footprint, this property offers the flexibility and amenities needed to thrive in today's economy.

STRUCTURE

Roof Asphalt Shingle
Foundation Details Concrete, Concrete Slab
Basement Yes
Basement Access Type Walkout
Basement Description Concrete, Concrete Floor, Basement Stairs

Building Number
Total Units 1
of Stories 1
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors
Door Height

LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Medical
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

UTILITIES

Water Source Public
Sewer Public
Utilities Telephone at Site
Internet Unknown

Fuel Company
Electric Company
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

Lot Features Near Shopping, Near Skiing, Corner, Landscaped, Near Hospital

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed
Surveyed By

FEATURES

Building Features Phone System

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
Total Deeds
Deed Book 4632
Deed Page 142

Map 85
Block 0
Lot 50
SPAN#

Tax Rate
Tax Class
Current Use
Land Gains
Assessment Year
Assessment Amount

Property ID
Plan Survey Number

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Other
Exclusions
Investment Info
Flood Zone
Seasonal
Easements
Covenants

Auction No
Auction Date
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: Anne Foss/ 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 2026 PrimeMLS.