

Commercial Sale
5098340
Active

3 Highland Street
Plymouth
Unit/Lot #

NH 03264

Listed: 7/6/2026
Closed:
DOM: 7

\$825,000



County NH-Grafton
VillDstLoc
Year Built 1955
Building Area Total 8,527
Building Area Source Measured
Total Available Area 8,527
Total Available Area Source Measured
Zoning Comm/Ind
Road Frontage Yes
Road Frontage Length 136
Lot Size Acres 1.22
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$26,470.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Business, Opportunity

D

Directions From Interstate 93 take exit 25 on to 175A heading west. At the traffic circle follow around and head south on Route 3 or Main Street. Bear to the right around the common and the property will be straight ahead.

Public Remarks Located in the heart of downtown Plymouth, New Hampshire, this landmark commercial property offers an exceptional opportunity for investors, developers, businesses, medical professionals, and owner-users seeking a highly visible location. Situated on 1.224± acres directly overlooking Plymouth's picturesque Town Common, 3 Highland Street encompasses 8,527± square feet of steel and brick construction built in 1955. Formerly a financial institution, the building retains many of its original security features, including a large bank vault, two additional secure storage areas, drive-around access, and the former drive-up teller lane. The interior has been stripped of the previous banking fixtures and is ready for its next chapter, providing a blank canvas for renovation and customization to meet virtually any commercial vision. The building includes a spacious main level, a basement with additional office and storage space, public water and sewer, oil-fired hot water baseboard heat, central air conditioning, and access to both on-street parking and a municipal parking area behind the building. Its prominent downtown location places the property within walking distance of local businesses, restaurants, municipal offices, and community amenities. It is also conveniently located near Plymouth Regional Hospital and Plymouth State University, making it an ideal setting for medical offices, professional services, retail establishments, financial institutions, educational or nonprofit organizations, municipal offices, or a variety of other commercial uses. Whether you are looking to establish a flagship business location, redevelop a well-constructed commercial building, or invest in one of Plymouth's most recognizable downtown properties, 3 Highland Street presents a rare opportunity to create a space tailored to your specific needs in one of New Hampshire's most vibrant regional community. Possible owner financing to qualified Buyer.

STRUCTURE

Construction Materials Steel Frame, Brick Exterior
Basement Yes
Basement Access Type Interior
Basement Description Concrete, Concrete Floor, Finished, Full, Interior Stairs, Storage Space, Sump Pump, Basement Stairs

Building Number
Total Units
of Stories 2
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTota

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

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

UTILITIES

Water Source Public
Sewer Public
Utilities Cable, Multi Phone Lines
Internet Cable Internet

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

LOT & LOCATION

Submarket		Waterfront Property	No
Project Building Name		Water View	No
		Water Body Access	No
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	Yes		
Surveyed By			

FEATURES

AirCond%	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

DeedRecTy	Quit Claim	Map	109	Tax Rate	23.77
Total Deeds		Block	054	Tax Class	
Deed Book	4948	Lot	000	Current Use	No
Deed Page	384	SPAN#		Land Gains	No
PropID				Assessment Year	2025
PlanSurv#				Assessment Amount	\$1,113,600

DISCLOSURES

Foreclosed/Bank-Owned/REO	No	Right of First Refusal	
Sale Includes	Building Only		
Exclusions			
Investment Info		Auction	No
Flood Zone	No	Auction Date	
Seasonal	No	Auction Time	
Easements	No	Auctioneer Name	
Covenants	No	Auctioneer License Number	
		Auction Price Determnd By	

PREPARED BY

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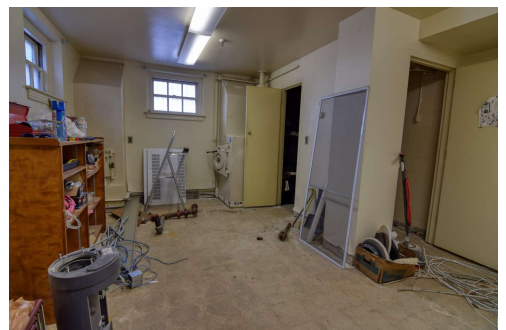
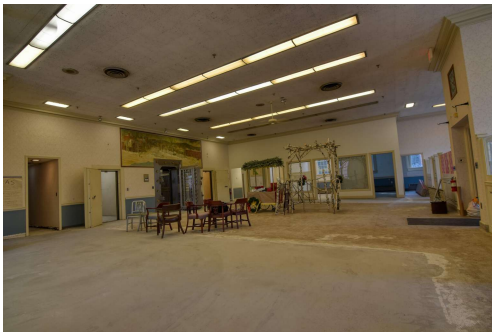
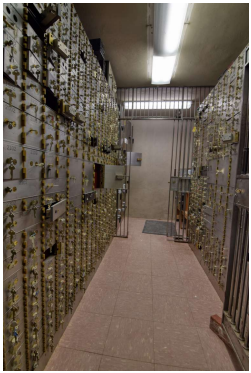
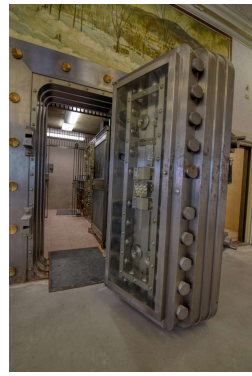




3 Highland Street

Plymouth NH 03264





TOTAL: 8527 sq. ft
1st floor: 4233 sq. ft, 2nd floor: 4294 sq. ft
EXCLUDED AREAS: UTILITY: 23 sq. ft, OPEN TO BELOW: 49 sq. ft, WALLS: 279 sq. ft