



**TURN-KEY
RETAIL AND
FOOD-SERVICE
OPPORTUNITY**

FOR SALE
6 MAIN STREET,
BENNINGTON, NH 03442
2,400+/- SF AVAILABLE

PROPERTY INFORMATION



FOR SALE

6 MAIN STREET, BENNINGTON, NH 03442

PRICE: \$400,000

DESCRIPTION:

This 2,400± square foot commercial building, formerly a beloved neighborhood country store, is move-in ready for its next successful operator. The property has undergone significant interior upgrades over the past few years, creating a bright, modern, and highly functional space ideal for immediate business activation.

The building features an equipped commercial kitchen with a comprehensive array of existing food service equipment and fixtures that remain in place, allowing a new owner to launch operations with minimal additional investment. A dedicated deli area, spacious cooler space, and comfortable customer seating are already in position, providing an ideal foundation for a country store, deli, café, pizzeria, full-service restaurant, or convenience store.

The area sees a significant influx of seasonal visitors year-round. With many wonderful bodies of water to enjoy during the summer months, along with seasonal second homes and winter activities such as skiing, snowmobiling and ice fishing during the colder months.

This property is perfectly suited for an owner-operator ready to hit the ground running or an investor seeking a prime retail redevelopment opportunity in the heart of Bennington, New Hampshire. Don't miss this chance to acquire a turn-key commercial space with extensive recent renovations and all the tools necessary for immediate success.

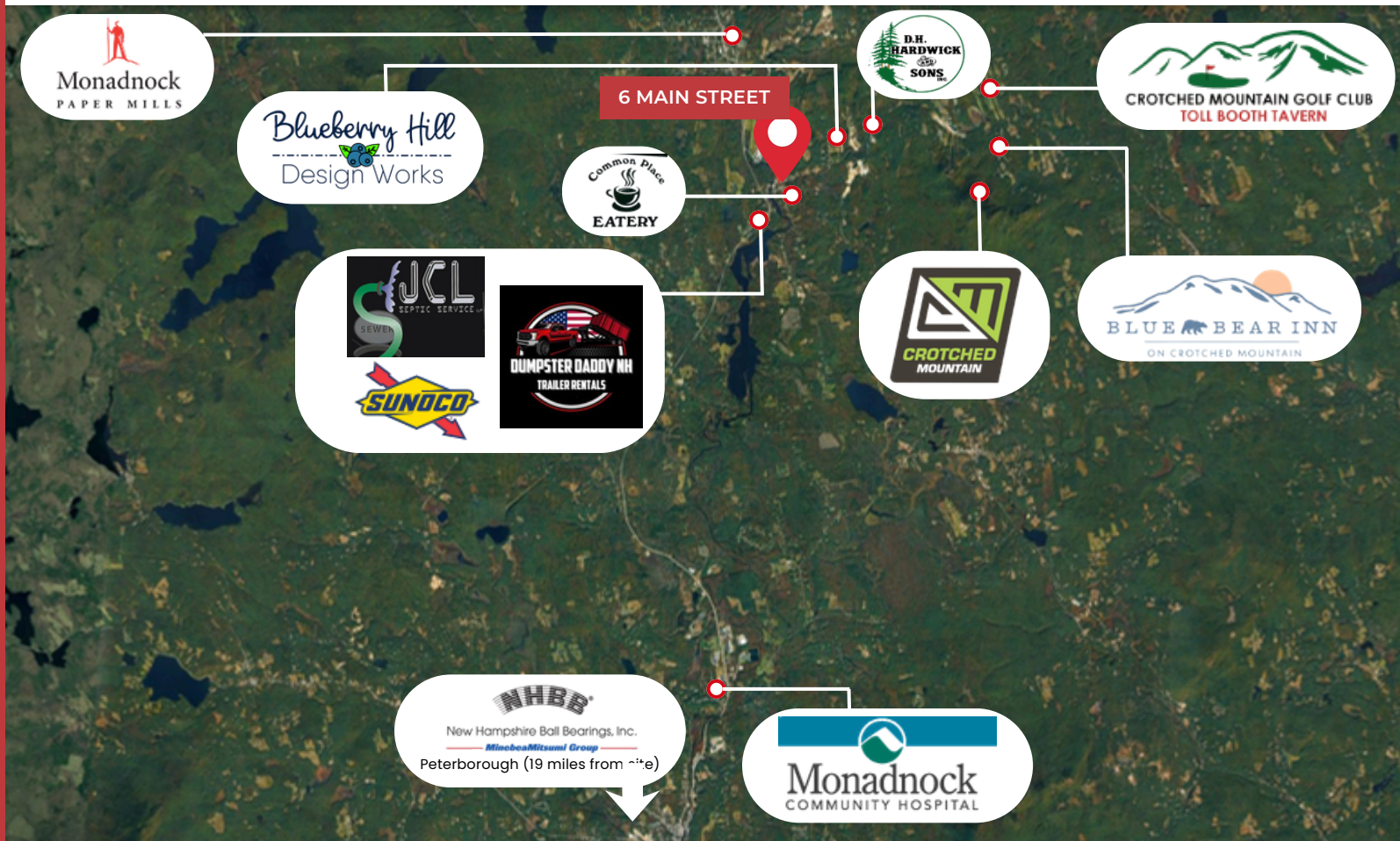
PROPERTY FEATURES:

- 2,400± SF of move-in ready food service building
- Commercial kitchen and food service equipment
- Deli area, spacious cooler space, comfortable customer seating
- Excellent visibility located in the center of town on a busy Main Street
- Inventory included in sale

EQUIPMENT

Equipment
Hoodmart 8' x 48" Low Box Hood with Short-Cycle Make-Up Air
Delfield 72" Mega Top Sandwich Unit 4472NP-30M
NSF 54" Reach-In 2-Door Upright Stainless Steel Commercial Refrigerator 42 cu. ft.
True 2-Door Glass Freezer GDM43F
KCS HSB Wall-Mounted Hand-Sink
Stainless Steel 3-Bay Commercial Sink 22" x 58"
Garland Sunfire Series 6-Burner Range, 24" Griddle, Broiler, 2-Ovens (Gas-Propane)
Pitco Fryer SG14 (Gas-Propane)
McRay 74" Open Case Grab & Go SC0550E6
Walk-In Cooler 6-Door 20' x 8' x 7' with Heated Door Frames, Evaporator and Condensing Unit
Walk-In Freezer 6' x 6' x 6.5' with Evaporator and Condensing Unit
Globe Meat Slicer Model 775
True Stainless Steel Curved Glass Refrigerated Deli Case with LED Lighting
Waring Commercial Heavy Duty 4-Slot Toaster
Avantco Electric Griddle 2' x 18"
VEVOR Commercial Panini Grill - 3600W Electric Sandwich Maker, Stainless Steel Double Press, Temp Control & 19"x9" Full Grooved Enamel Plate
Frigidaire Commercial Freezer FFU20FK1CW0 – 20 Cubic Feet
Kenmore Coffin Freezer
Galaxy Curved Top Display Freezer

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	1,731	7,301	27,161
Households	756	3,049	11,464
Families	502	2,075	7,652
Avg HH Size	2.28	2.36	2.33
Median Age	43.0	46.8	47.3
Median HH Income	\$84,577	\$97,438	\$104,161
Avg HH Income	\$114,439	\$132,898	\$138,007

BUSINESSES (10 MILE)



1,247

TOTAL BUSINESSES



11,288

TOTAL EMPLOYEES

INCOME (10 MILE)



\$104,161

MEDIAN HH INCOME



\$58,800

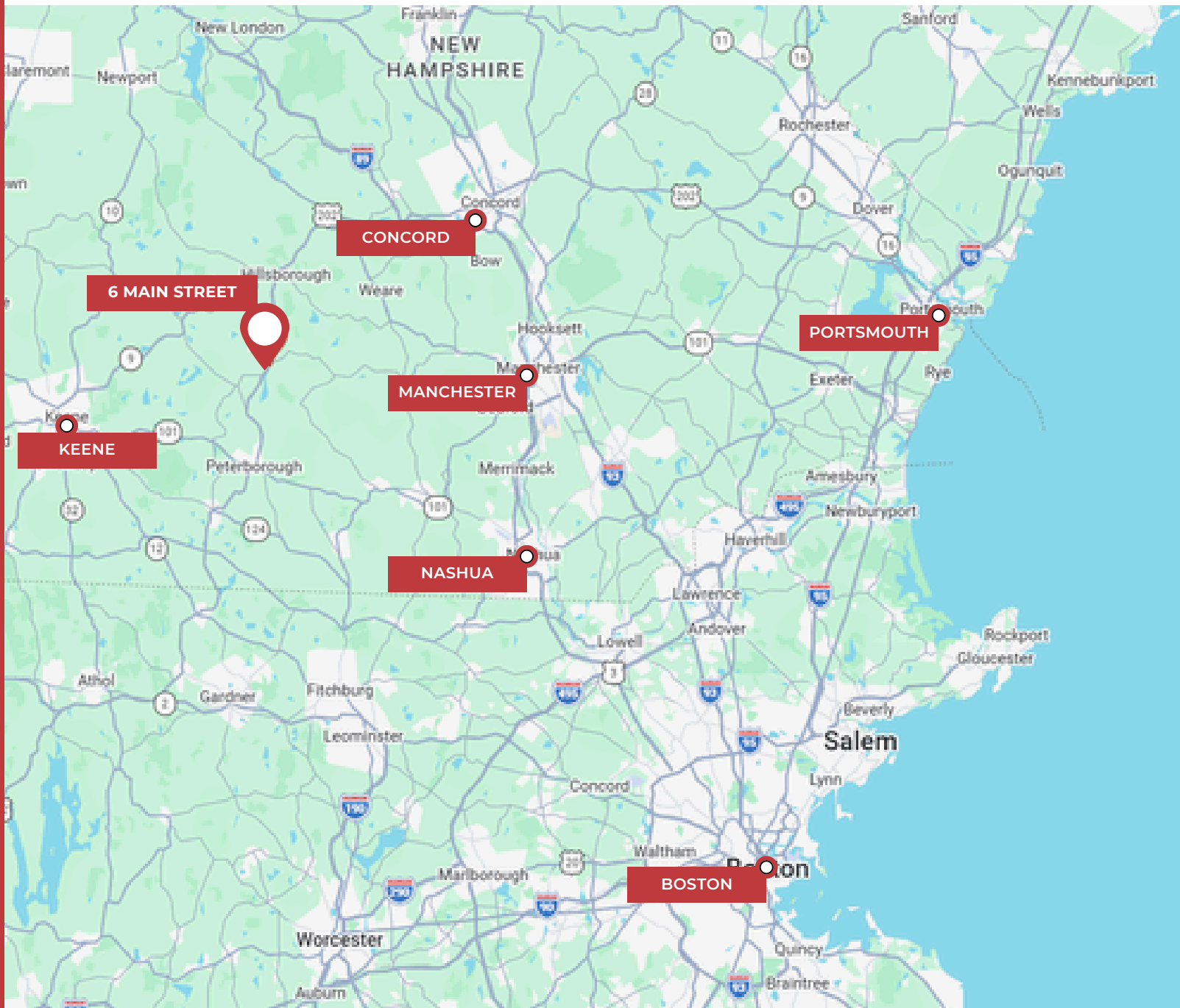
PER CAPITA INCOME



\$581,239

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

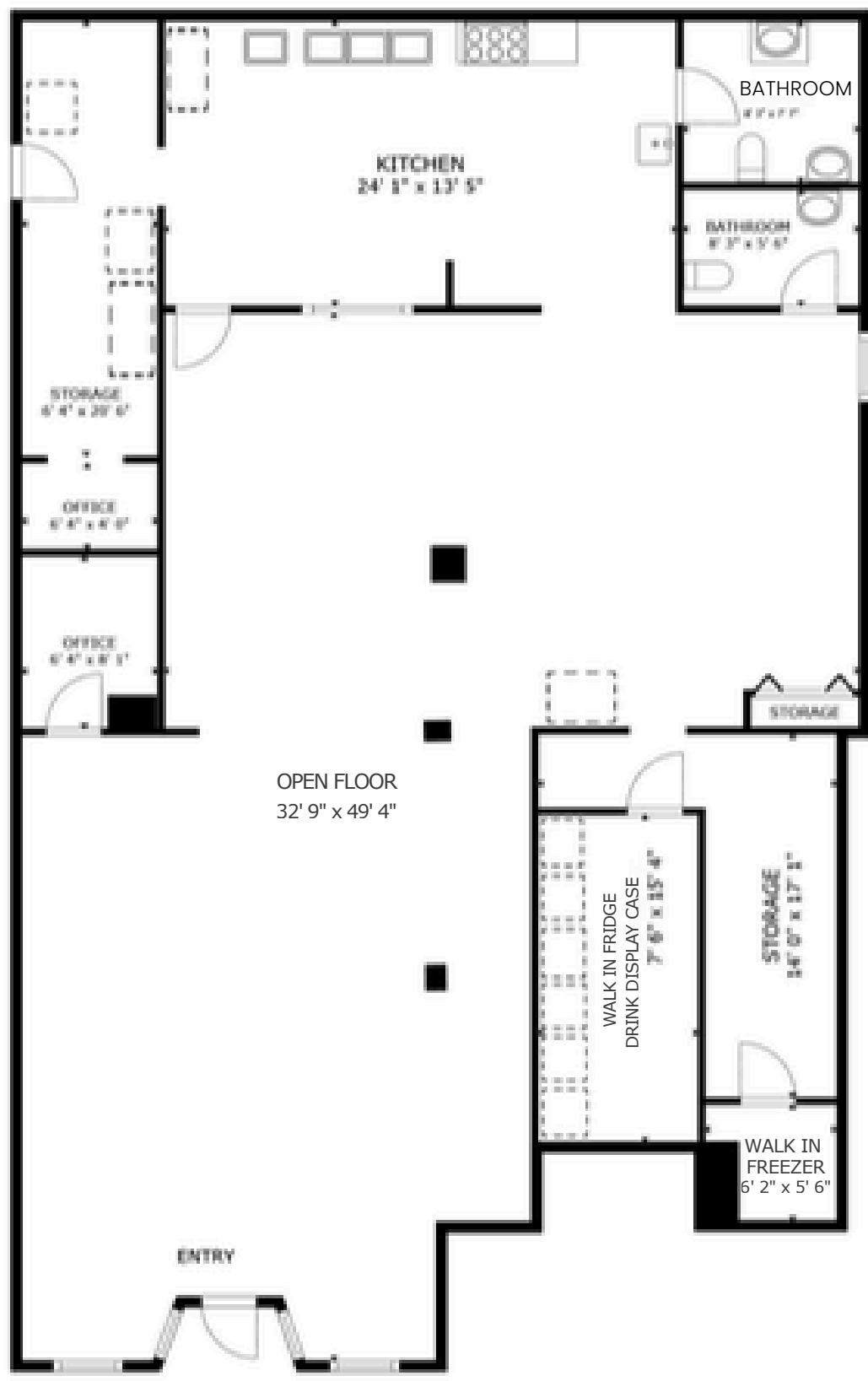
Boston, MA	1 hr 41 mins	Concord, NH	40 mins
Manchester, NH	53 mins	Keene, NH	36 mins
Nashua, NH	58 mins	Portsmouth, NH	1 hr 33 mins

INTERIOR PHOTOS



VIRTUAL TOUR

Floor Plan



Book:9644 Page:489

After Recording Return To:
Bennington Partners, LLC
15 Fawn Ridge Road
Hopkinton, MA 01748

E- Doc # 220039274
Book 9644 Page 489

08/17/2022 01:57:43 PM
Page 1 of 2

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA683508 25.00
TRANS TAX HI147817 2,250.00

WARRANTY DEED

DAVID R. SEYMOUR, ~~married~~/unmarried with an address of 6 Main Street, Bennington, NH 03442, for consideration paid, grants to **BENNINGTON PARTNERS, LLC**, a New Hampshire Limited Liability Company, with an address of 15 Fawn Ridge Road, Hopkinton, MA 01748, with **WARRANTY COVENANTS**:

A certain tract or parcel of land, with the buildings thereon, located at 6 Main Street, in the Town of Bennington, County of Hillsborough and State of New Hampshire, being shown as Tract I, containing 3,647 square feet and Tract II, containing 6,300 square feet on plan entitled Plan of Land in Bennington, N.H. Owned by Terry D. & Aileen P. Schnare Scale: 1"= 20', Sept. 28, 1998, Donald R. Mellen, Surveyor, Hillsborough, N.H." said plan being recorded in the Hillsborough County Registry of Deeds as Plan #22650, to which reference is made for a more particular description as if fully set forth herein.

Subject to the following:

1. All the rights reserved by Ann E. Foster in deed of Philip Mallett, dated September 22, 1896 and particularly the right to keep a drain from house formerly of George E. Messer to drain the sink water and cellar through said land as the drain now is, with the right to dig up and repair said drain any time it is needed, as the same may affect the subject.
2. Rights of Margaret E. LaClair, her successors and/or assigns over the paved driveway as shown on said Plan #22650 by prescription or otherwise.
3. Highway easement as shown on said Plan #22650.

For title reference see Warranty Deed recorded on October 7, 2020 in the Hillsborough County Registry of Deeds at Book 9360, Page 2719.

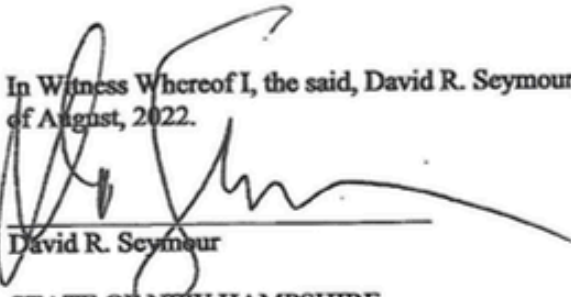
Under the pains and penalties of perjury, I, the Grantor named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth, and state that there are no other persons or person entitled to any homestead rights.

Page 1 of 2

DEED, CONT.

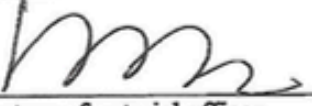
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In Witness Whereof I, the said, David R. Seymour, hereunto set my hands and seals this 17th day of August, 2022.


David R. Seymour

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this 17th day of August, 2022, by David R. Seymour.


Signature of notarial officer
Title and Rank



Page 2 of 2

TAX CARD

Map: 000007		Lot: 000082		Sub: 000000		Card: 1 of 1		6 MAIN ST		BENNINGTON		Printed: 07/21/2026																													
OWNER INFORMATION				SALES HISTORY						PICTURE																															
BENNINGTON PARTNERS, LLC 7 SCHOOL STREET, BOX 207 BENNINGTON, NH 03442				Date	Book	Page	Type	Price	Grantor																																
				08/17/2022	9644	489	Q 1	150,000	SEYMOUR, DAVID R.																																
				10/07/2020	9360	2719	Q 1	100,000	HALL, COURTNEY																																
				12/31/2019	9245	2552	U 1 39		1 SOLOD, VICTOR S.																																
				04/01/2011	8306	1468	Q 1	80,000	LYDON, BRUCE K & DIANN																																
				08/08/2007	7886	0730	Q 1	280,000	WOLFFORD/VORPE																																
LISTING HISTORY				NOTES						BENNINGTON ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table><thead><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr></thead><tbody><tr><td>2024</td><td>\$ 53,400</td><td>\$ 6,500</td><td>\$ 112,300</td></tr><tr><td colspan="3">Parcel Total: \$ 172,200</td><td></td></tr><tr><td>2025</td><td>\$ 53,400</td><td>\$ 6,500</td><td>\$ 112,300</td></tr><tr><td colspan="3">Parcel Total: \$ 172,200</td><td></td></tr><tr><td>2026</td><td>\$ 53,400</td><td>\$ 6,500</td><td>\$ 112,300</td></tr><tr><td colspan="3">Parcel Total: \$ 172,200</td><td></td></tr></tbody></table>				Year	Building	Features	Land	2024	\$ 53,400	\$ 6,500	\$ 112,300	Parcel Total: \$ 172,200				2025	\$ 53,400	\$ 6,500	\$ 112,300	Parcel Total: \$ 172,200				2026	\$ 53,400	\$ 6,500	\$ 112,300	Parcel Total: \$ 172,200			
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02/25/26 EOPU				BENNINGTON CNTRY STORE; TWN WTR/SWR; WHT; NO ACC STO UPPER STORY, CRL BSMT, TRAP DR, WALK-IN CLR, TTL 2200SQFT, AC PER SURVEY 04, ROW TO LOT 80. 02 SALE- VALID W/ \$30K OF INVNTY.SP~232K-30K~ 202K. 08-ADJD SKTCH; ;19M&L:RMVD DEK & ADJD SKTCH DIM; RF ALSO MTL;PU23: RENO'S, ADDED UC, ADJD ATU TO CTH & ATF. PU24: ADJD COOLER DIM, FLOORS, BTH/FIX CT, COND & RMVD UC; 26PU NEW TANKS NCIV																																					
06/18/24 KCSA																																									
04/16/24 EOPU																																									
12/14/23 EORE																																									
04/06/23 EOPE W/ INT																																									
05/13/19 KCRE W/INT																																									
03/28/14 HURL																																									
03/28/14 EORL																																									
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR																															
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	BENNINGTON ASSESSING OFFICE																																
WALK IN COOLERS		128	8 x 16	185	55.00	50	6,512																																		
							6,500																																		
LAND VALUATION										LAST REVALUATION: 2024																															
Zone: VIL VILLAGE DISTRIC		Minimum Acreage: 0.50		Minimum Frontage: 100		Site:		Driveway:		Road:																															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value Notes																												
COM/IND	0.230 ac	112,333	E	100	100	100	100		100	112,300	0	N	112,300 USE																												
0.230 ac										112,300	112,300																														

TAX CARD, CONT.

Lot: 000082

Card: 1 of 1

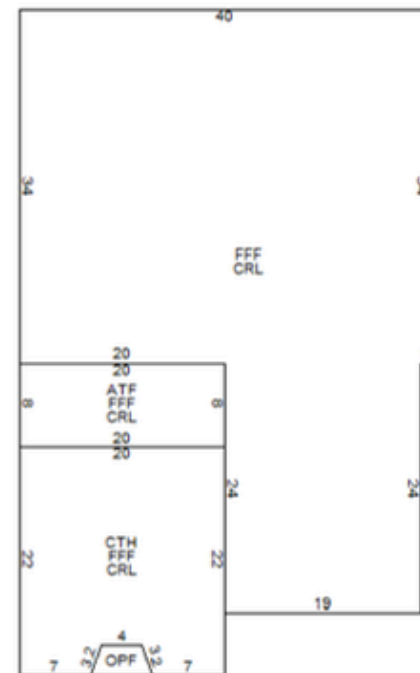
BENNINGTON

Printed: 07/21/2026

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	BENNINGTON PARTNERS, LLC	District Percentage	Model: 1 STORY STORE Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: LAMINATE Heat: GAS/FA DUCTED Bedrooms: Baths: 1.0 Fixtures: 4 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: B3 MINIMUM Com. Wall: WOOD, 12 FT. 0.9000 Size Adj: 1.1116 Base Rate: CCS 77.00 Bldg. Rate: 0.7392 Sq. Foot Cost: \$ 51.23
	7 SCHOOL STREET, BOX 207 BENNINGTON, NH 03442		
	PERMITS		
Date	Permit ID	Permit Type	Notes
07/14/25	35-25	ALTERATION	REPLACE PROPANE TANKS
01/01/23	23-01	ALTERATION	REMODEL MORE
11/15/22	48-22	ALTERATION	DEMO & REMODEL STORE

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2401	1.00	2401
CRL	CRAWL SPACE	2401	0.05	120
CTH	CATHEDRAL	425	0.10	43
OPF	OPEN PORCH FIN	15	0.25	4
ATF	ATTIC FINISHED	160	0.25	40
GLA:	2,441	5,402		2,608

2024 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 133,608
Year Built:		1900
Condition For Age:	AVERAGE	35 %
Physical:		
Functional:	OD	25 %
Economic:		
Temporary:		
Total Depreciation:		60 %
Building Value:		\$ 53,400


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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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