

Commercial Downtown Garage Warehouse

Grove and Vale St., Peterborough, NH 03458

Four Seasons | Sotheby's INTERNATIONAL REALTY

Flexible Village Edge Commercial Property

APPROX. .37 ACRES HIGH CEILINGS GAS HEATER

$275,000

Bring your ideas! This c. 1980 high posted garage with work area, gas heat and electricity is set within easy walking distance of the village center with access to public utilities and fast internet sevice. To be sold subject to subdivision, the approximately .37 of an acre lot includes several paved parking spaces and is located in the most flexible village commercial zone. A myriad of uses are possible for this downtown rare find...oportunity knocks!

- TWO GARAGE BAYS
- 8-10 PAVED PARKING SPACES
- TOWN UTILITIES AVAILABLE
- PROPANE HEAT
- OWNER TO SUBDIVIDE
- WALK TO VILLAGE CENTER
- GREAT BUSINESS OPPORTUNITY
- PRICE: $275,000



Andrew Peterson
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Four Seasons Sotheby's International Realty
42 Grove Street
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sothebysrealty.com



Approximate boundary Subject to Subdivision Approval

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Prime Commercial Property

43 b Grove Street
Peterborough **NH 03458**



MLS #	5114466	**Status**	Active
Property Class	Commercial Sale	**Road Frontage**	TBD
		RdFntLngth	100
Year Built	1980	**Gross Income**	
Construction Status		**Expenses - Annual**	
Building Area Total	680	**Net Income**	
Total Available Area	680	**Lot Size Acres**	0.37
Zoning	village commercial	**Traffic Count**	
		Price	$275,000
Tax Annual Amount			
Tax Year	2026		



2212-31

-

Off: 603-924-3321
Andrew Peterson
andy.peterson@fourseasonssir.com
Cell: 603-496-9172



Good central location



Open Interior



Proposed lot to be conveyed



Town water and Sewer on street

Bring your ideas! This c. 1980 high posted garage with work area, gas heat and electricity is set within easy walking distance of the village center with access to public utilities and fast internet sevice. To be sold subject to subdivision, the approximately .37 of an acre lot includes several paved parking spaces and is located in the most flexible village commercial zone. A myriad of uses are possible for this downtown rare find...oportunity knocks!

Great Business Space...in the Heart of the Monadnock Region of New Hampshire

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Listed By: Andrew Peterson - Four Seasons Sotheby's International Realty

Commercial Sale | **43 b Grove Street** | Listed: 10/15/2026 | $275,000

5114466 Active | **Peterborough** | **NH 03458** | Unit/Lot | Closed:



County NH-Hillsborough	**Business Only** No	**Waterfront Property**
Village/Dist/Locale	**Submarket**	**Water View**
Year Built 1980	**Business Type** Business, Development, Investment, Opportunity, Other, Retail	**Water Body Access**
# of Stories 1	**Building Area Total** 680	**Water Body Name**
Zoning village commercial	**Building Area Source** Public Records	**Water Body Type**
Taxes TBD Yes	**Total Available Area** 680	**Water Frontage Length**
Tax Annual Amount	**Total Available Area Source** Other	**WaterFrRit**
Tax Year 2026	**List $/SqFt Total Available**	**WaterRestr**
Tax Year Notes	**Divisible SqFt** No	**ROW Parcel Access**
Lot Size Acres 0.37	**Divisible SqFt Max**	**ROW Length**
Lot Size Square Feet 16,117	**Divisible SqFt Min**	**ROW Width**
Assessment Year	**Gross Income**	**ROW to other Parcel**
Assessment Amount	**Operating Expense**	**Special Listing Condition** Other
Tax Class	**Net Income**	**PropTaxRel**
Tax Rate	**Road Frontage** TBD	**Flood Zone** No
Vacant Land No	**Road Frontage Length** 100	**Land Gains**
Basement No	**Traffic Count**	**Days On Market** 0
Basement Access Type	**Railroad Available**	**Activation Date**
Total Loading Docks	**Railroad Provider**	
Dock Height		
Dock Levelers		
Total Drive-in Doors 2		
Door Height 15'		

Public Remarks Bring your ideas! This c. 1980 high posted garage with work area, gas heat and electricity is set within easy walking distance of the village center with access to public utilities and fast internet sevice. To be sold subject to subdivision, the approximately .37 of an acre lot includes several paved parking spaces and is located in the most flexible village commercial zone. A myriad of uses are possible for this downtown rare find...oportunity knocks!

Directions Property is garage and surrounding land accessed from Vale St above Grove St Shoppes at 43 Grove St in Peterborough,NH to be sold subject to subdivision approval

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Description								
Type								

Project Building Name	**Natural Gas Available**	**Map** u-17	**DeedRecTy** Warranty
Building Number	**Sewer** Public Available, Public Sewer at Street	**Block** 000	**DeedBook** 9991
Total Units	**Water Source** Public Water at Street	**Lot** 27 portion	**DeedPage** 370 part
Signage Adequate		**SPAN Number**	**TotDeeds**
AirCond%		**Property ID**	**Covenants**
Ceiling Height 16'			**Easements**
Sprinkler			
Total Elevators			

Fuel Company		**Surveyed** Yes
Electric Company eversource		**Surveyed By** Owner to perform subdivision
Water Company		
Phone Company		
Cable Company comcast		
Internet Service Provider fidium		

Lot Features Near Paths, Near Shopping, City Lot, Corner, Rolling, Sloping, Street Lights, Trail/Near Trail, Walking Trails, Wooded	**Parking Features** Driveway, Garage, Off Street, On -Site, Parking Spaces 1 - 10
Foundation Details Concrete Slab	**Utilities** Cable Available, Other
Roof Asphalt Shingle	

Sale Includes Land/Building
Exclusions
Documents Available Plot Plan, Property Disclosure, Tax Map
Right of First Refusal

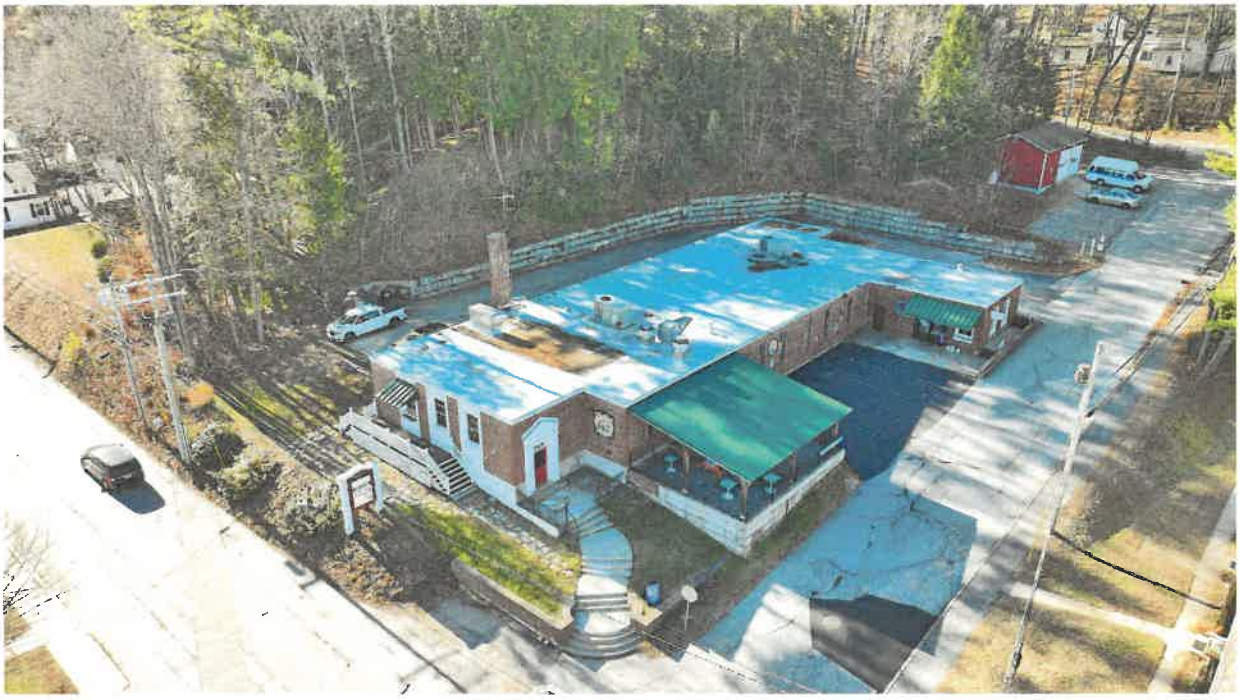
List Ofc - Ofc Nm Ph Four Seasons Sotheby's International Realty - Off: 603-924-3321	**Comp Only** No	**Showing Instructions** Appointment, Assisted Showings Reqrd, Call List Agent
Agent - Agt Nm Ph Andrew Peterson - Cell: 603-496-9172	**Comp Type**	**Showing Service** None
Agent - E-mail andy.peterson@fourseasonssir.com	**Listing Type** Exclusive Right	**Private Remarks**
ListTeam - TeamNmPh	**Listing Service** Full Service	**Private Office Remarks**
CoLstAgt - Agt Nm Ph	**DesigAgncy** Yes	**Management Company**
AltCon - Agt Nm Ph	**MLS List Date** 10/15/2026	**Management Company Phone**
InptOwnrNm I have written permission to submit name	**Expiration Date** 3/31/2027	**Original List Price** $275,000
Owner Name George Saad	**ActUndCtDt**	**Buyer Financing**
Owner Phone	**Pending Date**	
Buy Ofc - Ofc Nm Ph	**Withdrawn Date**	
Buy Agt - Agt Nm Ph	**Terminated Date**	
Appraiser	**Close Date**	
Appraiser Phone	**Leased Date**	
Appraiser Email	**Auction Date**	
BuyTeam - TeamNmPh		
BuyTeam - TmEmail1	**Marketed in other Property Type** No	
CoBuyOff - Ofc Nm Ph	**Other MLS#**	
CoBuyAgt - Agt Nm Ph	**Concessions**	
	Concessions Amount	
	Concessions Comments	

Prepared By: Andrew Peterson

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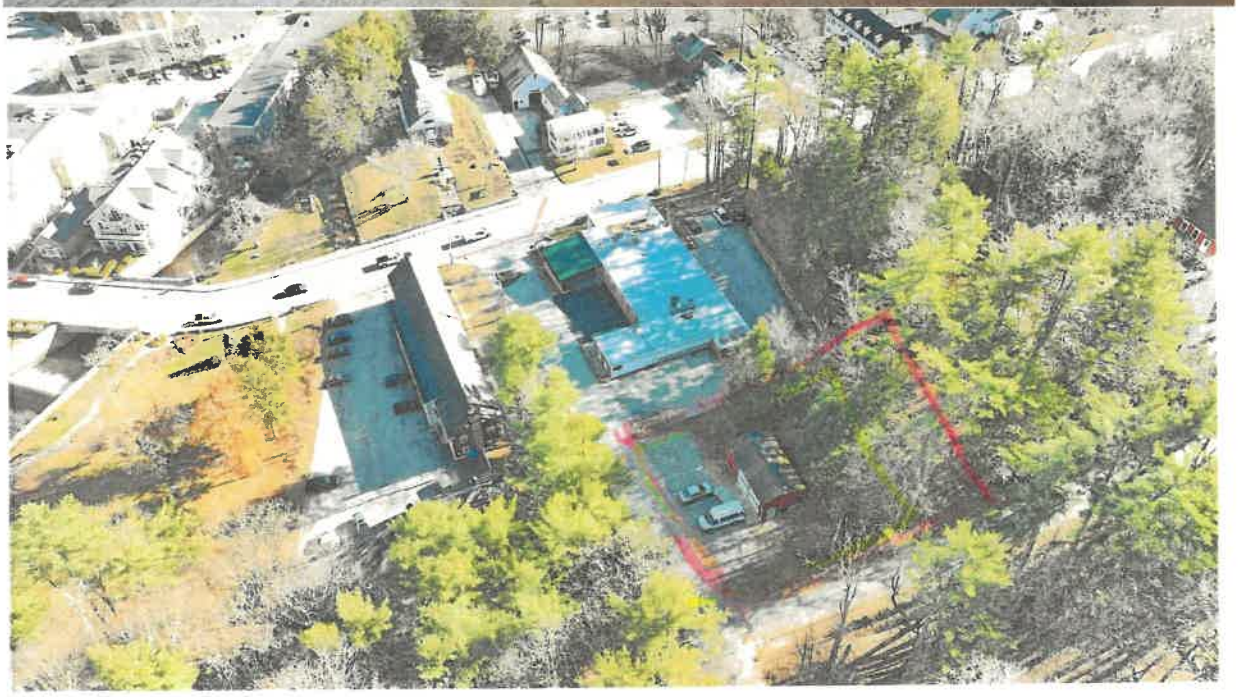




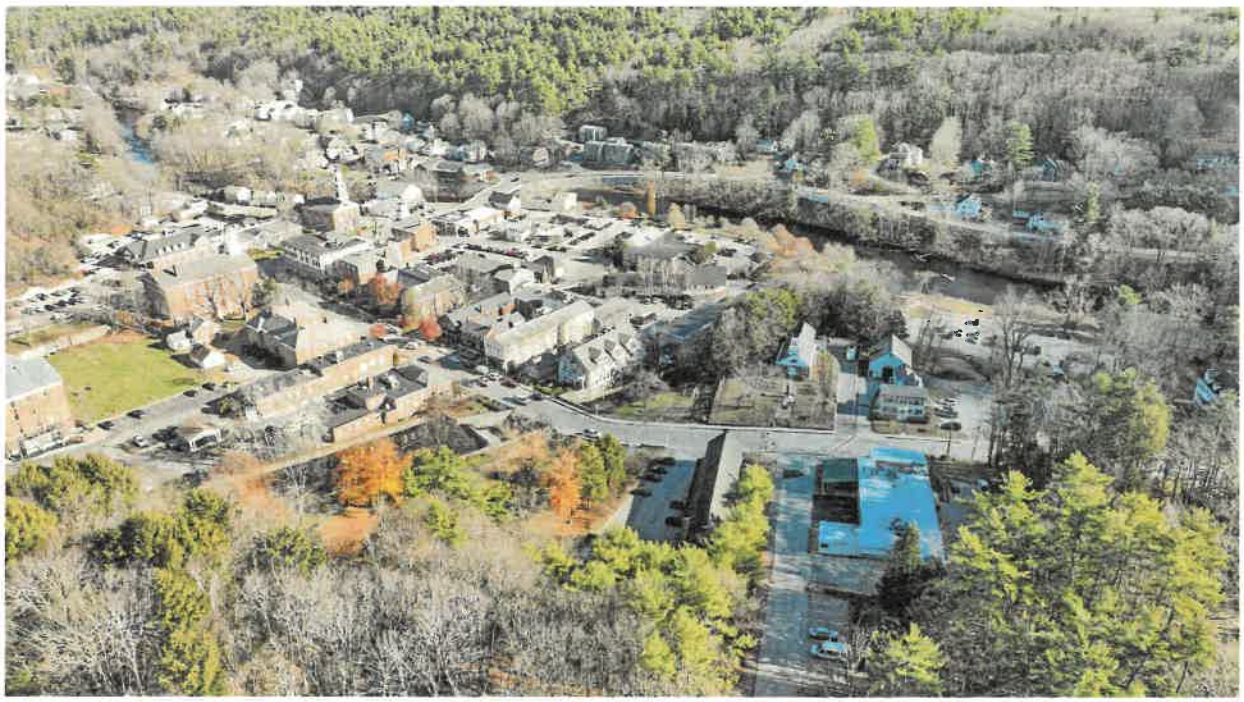
Listing Agent Andrew Peterson

Listing Office Four Seasons Sotheby's





Approximate boundary Subject to Subdivision Approval





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PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

1. **SELLER:** George Saad
2. **PROPERTY LOCATION:** 43b Grove Street, Peterborough, NH 03458 Garage to be Sold Subject to Subdivision approval
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. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this 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
   ☐ Drilled ☐ Dug ☐ Other _____
   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? ☐ Yes ☐ No
   d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
   Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No ☐ Unknown
   Quality: ☐ Yes ☐ No ☐ Unknown
   If YES to any question, please explain in Comments below or with attachment.
   e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No Date of most recent test _____
   IF YES to any question, please explain in Comments below or with attachment.
   To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
   IF YES, are test results available? ☐ Yes ☐ No
   What steps were taken to remedy the problem? _____
   f. COMMENTS: Town Water at Street
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
   Comments: Town Sewer at Street
   b. IF PUBLIC OR COMMUNITY/SHARED:
   Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
   What steps were taken to remedy the problem? _____
   c. IF PRIVATE:
   TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
   Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____
   Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
   Location: _____ ☐ Location Unknown Date of Installation: _____
   Date of Last Servicing: _____ Name of Company Servicing Tank: _____
   Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
   d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
   IF YES: Size _____ Location: _____ ☐ Unknown
   Date of installation of leach field: _____ Installed By: _____
   Have you experienced any malfunctions? ☐ Yes ☐ No
   Comments: _____
   e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown
   IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
   SOURCE OF INFORMATION: _____
   f. COMMENTS: _____

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

SELLER(S) INITIALS GS / _____ BUYER(S) INITIALS _____ / GS

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PROPERTY LOCATION: 43 Grove Street, Peterborough, NH 03458

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? Village Commercial Source: See Town records
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:

To be sold subject to garage lot being subdivided from Main Building located at 43 Grove St,. known as Grove St. Shoppes.

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 GS 10/15/26 11:53 AM EDT / _____

BUYER(S) INITIALS _____ / GS 10/15/26 11:53 AM EDT

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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.

George Saad dotloop verified 10/15/26 11:53 AM EDT GRWC-QPUK-JBZQ-WACH			
SELLER	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.

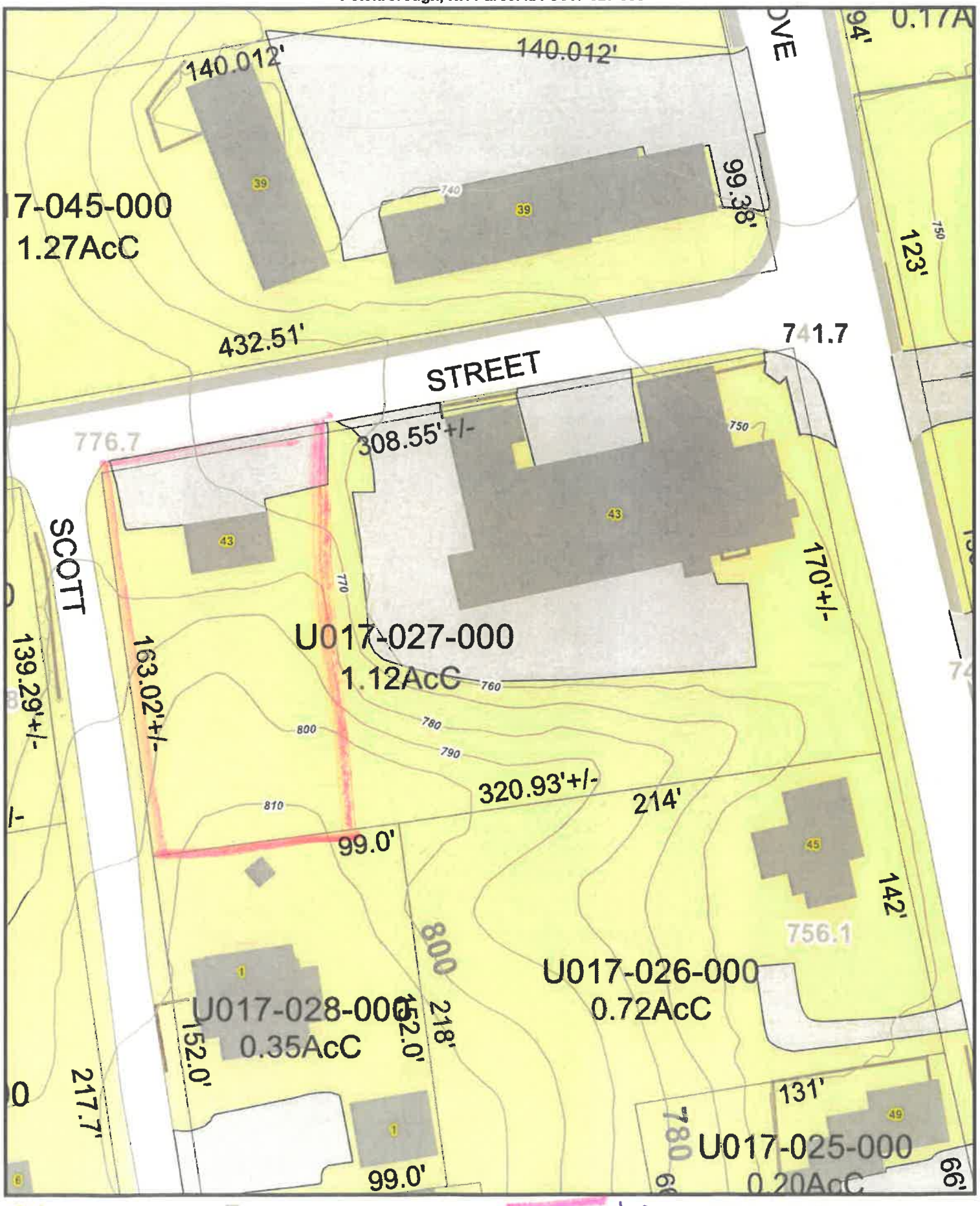
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BUYER	DATE	BUYER	DATE

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Approximate boundary Subject to Subdivision Approval

Peterborough, NH Parcel ID: U017-027-000



Easement Line (R.O.W.) | Structures | 10' Contour Index
Surface Water | 2' Intermediate Contour

0 20 40 80 Feet

(Approx New Boundary subject to town subdivision approvals)