

**Commercial Lease**  
**5029574**  
**Active**

**609 Main Street**  
**Gorham**  
**Unit/Lot # D**  
**NH 03581**

**Listed: 2/17/2025 \$3,200.00 /\$**  
**Leased:**  
**DOM: 22**



**County**  
**VillDStLoc**  
**Year Built**  
**Construction Status**  
**SqFt-Total Building**  
**SqFt-Total Source**  
**SqFt-Total Available**  
**SqFt-Apx Building Source**

NH-Coos **Lease Amount Frequency** Monthly  
**Lease/Sublease** Lease  
**Lease Type** Gross  
**Lease Term** Negotiable  
**Zoning** CB  
**Road Frontage Length** 190  
**Lot Size Acres** 0.72  
**Lot - Sqft** 31,363  
**Traffic Count**

**Date Initial Showings Begin**

**Sub Property Type** Business, Office, Retail



Property Panorama VTour

**Directions** From Gorham NH, take route 16 north towards Berlin. Property is the corner of Berlin / Gorham Road and Ray St.

**Remarks - Public** Prime commercial location on high traffic Route 16, also known as the Berlin/Gorham Road, in Gorham, NH. Very nice four-unit retail building with Unit D available for lease. The retail, or office space, has high visibility. The other three tenants include a beauty salon, Miracle Ear and Ski Local Sports Shop. The building is situated on a .72-acre lot with 190' of road frontage with ample parking. Great location and just north of the Super Walmart, Bank of NH, car and recreational dealerships along with numerous other businesses.

**STRUCTURE**

**Building Number**  
**Total Units**  
**# of Stories**  
**Divisible SqFt Min**  
**Divisible SqFt Max**

**Basement**  
**Basement Access Type**

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

**UTILITIES**

**GasNatAval**  
**Sewer** Public

**Utilities** Gas - LP/Bottle, Telephone Available  
**Internet** High Speed Intrnt -Avail

**Fuel Company** Irving  
**Phone Company**  
**Cable Company**  
**Electric Company** Eversource  
**Internet Service Provider**

**LOT / LOCATION**

**Submarket**  
**Project Building Name**  
**Lot Features** Major Road Frontage

**Waterfront Property**  
**Water View**  
**Water Body Access**

**ROW - Length**  
**ROW - Width**  
**ROWParcAc**  
**ROWOthPar**

**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**FEATURES**

**Air Conditioning Percent**  
**Sprinkler**  
**Signage**  
**Railroad Available**  
**Railroad Provider**

**Green Verification Body**  
**Green Verification Progm**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**DISCLOSURES**

**Flood Zone**

**Seasonal**

**PREPARED BY**

Don Lapointe  
Cell: 603-723-6935  
DonL@BadgerPeabodySmith.com



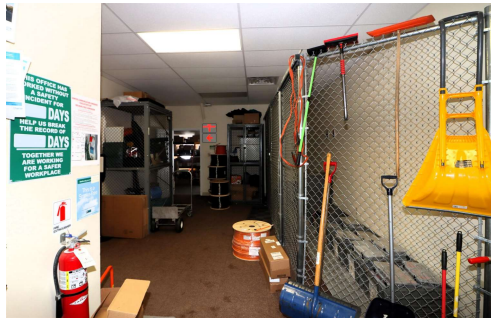
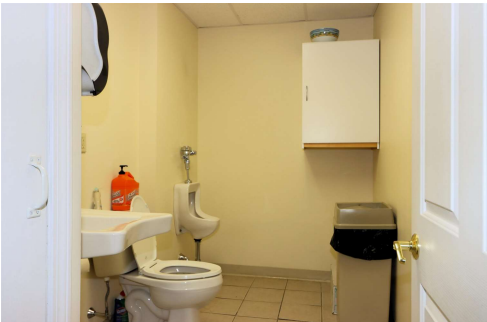
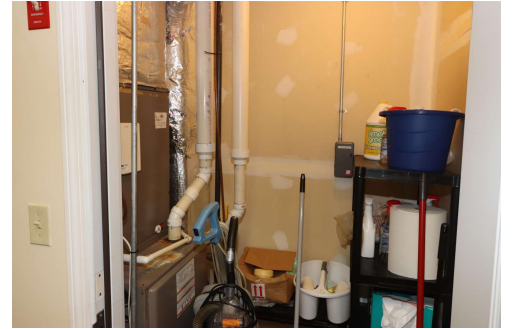
**My Office Info:**  
Badger Peabody & Smith Realty  
603 Main Street

Gorham NH 03581  
Off: 603-752-6000

609 Main Street

D

Gorham NH 03581



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Prep By: Badger Peabody & Smith  
Don Lapointe

Listed by:

Don Lapointe / Badger Peabody & Smith Realty

