

Commercial Sale
5093392
Active

2015 Main Street
Bethlehem **NH 03574**
Unit/Lot #12

Listed: 6/8/2026 **\$325,000**
Closed:
DOM: 2



County NH-Grafton
VillDstLoc
Year Built 1920
Building Area Total 935
Building Area Source Public Records
Total Available Area 935
Total Available Area Source
Zoning District 1
Road Frontage Yes
Road Frontage Length
Lot Size Acres
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$1,679.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Business, Hospitality, Restaurant
Business Type Use Business w/ Real Estate, Food Service, Restaurant



Property Panorama VTour

Directions On Main Street (Route 302), Bethlehem across from the Colonial Theater

Public Remarks For more than 25 years, Cold Mountain Cafe has been a cornerstone of downtown Bethlehem, NH - a thriving, high-visibility location that consistently draws both loyal locals and steady tourist traffic. Now in its second generation of ownership, this restaurant has earned a reputation as one of the area's true "must-visit" establishments. The offering includes a 1,900± SF two-level condominium unit situated in a vibrant building shared with five other successful businesses, creating built-in foot traffic and year-round activity. The dining room delivers an intimate, inviting atmosphere with well-spaced tables and a warm, social bar area that keeps guests lingering. The menu has been intentionally crafted to appeal to a wide range of tastes, supported by a strong bar program featuring specialty cocktails and curated wines. In the warmer months, the Cafe transforms its sidewalk frontage with white picket fencing and seasonal plantings, creating a charming outdoor dining area that boosts capacity and curb appeal. Its location directly across from the historic Colonial Theater makes it a top pre- and post-show destination throughout the busy summer and fall seasons. Don't be misled by its cozy footprint - this is a highly efficient, well-managed, and consistently profitable operation with a sterling reputation and deep community roots. Cold Mountain Cafe represents a turnkey opportunity for a restaurateur seeking a proven brand, a loyal customer base, and a prime Main Street location in one of New Hampshire's most charming towns. Good food, good people, and a legacy of casual fine dining - this is a reputation worth owning.

STRUCTURE

Construction Materials Wood Frame, Wood Siding
Roof Membrane
Basement Yes
Basement Access Type Walk-up
Basement Description Concrete Floor, Insulated, Interior Stairs, Storage Space, Unfinished, Interior Access, Exterior Access

Building Number 12
Total Units
of Stories 1
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

Heating Baseboard, Boiler
Cooling Mini Split
Water Source Public
Sewer Public
Electric Circuit Breaker(s)
Utilities Propane, Telephone at Site
Internet High Speed Intrnt at Site

Fuel Company Irving and Amerigas
Electric Company Eversource
Water Company Town of Bethlehem
Phone Company Consolidated/Fidium
Cable Company
Internet Service Provider Spectrum

LOT & LOCATION**Submarket****Project Building Name** Cold Mountain Cafe**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** Unknown**Surveyed By****FEATURES****Parking Features** On-Site, On Street, Unpaved**Building Features** Furniture Included, Phone System**AirCond%****Sprinkler****Signage** Adequate**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****DeedRecTy** Warranty**Total Deeds****Deed Book** 4092**Deed Page** 917**Map** 203**Block** 0**Lot** 47**SPAN#****Tax Rate****Tax Class****Current Use** No**Land Gains****PropID****PlanSurv#****Assessment Year****Assessment Amount****DISCLOSURES****Foreclosed/Bank-Owned/REO** No**Sale Includes** Equipment, Land/Building/Business, Furnishings**Exclusions** Food Truck and portable bar**Investment Info****Flood Zone** No**Seasonal** No**Easements****Covenants****Right of First Refusal****Auction** No**Auction Date****Auction Time****Auctioneer Name****Auctioneer License Number****Auction Price Determd By****PREPARED BY**

Mary M Doherty

Cell: 603-767-7507

MaryD@BadgerPeabodySmith.com

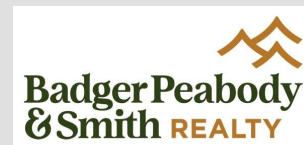
My Office Info:

Badger Peabody & Smith Realty

383 Main St.

Franconia NH 03580

Off: 603-823-5700



Listed by:

Mary M Doherty/ 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.

2015 Main Street

12

Bethlehem NH 03574

