

1 of 1



Grove Street Shoppes

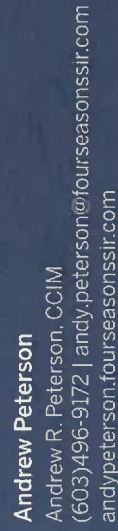
43 Grove St., Peterborough, NH 03458

43 Grove St. Peterborough, NH 03458



Prime space available
For your Business!
On Site Paved Parking
Two quality tenants
Additional Storage Garage
Great view terrace

andypeterson.fourseasonssir.com



Prime Commercial Property

**43 Grove Street
Peterborough**

NH 03458



Great Covered Deck



Local Landmark



Additional Storage Garage

MLS #	5070533	Status	Active
Property Class	Commercial	Road Frontage	Yes
	Sale	RdFntLngh	170
Year Built	1975	Gross Income	
Construction Status		Expenses - Annual	
Building Area Total	7,785	Net Income	
Total Available Area	2,592	Lot Size Acres	1.02
Zoning	COMMER	Traffic Count	
Tax Annual Amount	\$17,225.00	Price	\$950,000
Tax Year	2024		



2212-31

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



Thai Cafe'

Great new price for ready sale! This three unit building, with additional detached storage garage and on site paved parking, is set in the heart of the village. Ideal for an owner user or an investor, the property has a rich history of profitable enterprise. Currently with two tenants Thai Cafe and Hearth Magick, the remaining prime space, formerly home to a local chocolate / Ice Cream Store is available for owner use and includes kitchen space, retail floor, window service and a great covered view terrace. This masonry building has both charm, and endless possibilities. Financials available to qualified buyers.

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



County NH-Hillsborough
VillDstLoc
Year Built 1975
of Stories 1
Zoning COMMER
Taxes TBD No
Tax Annual Amount \$17,225.00
Tax Year 2024
Tax Year Notes
Lot Size Acres 1.02
Lot Size Square Feet 44,431
Assessment Year 2024
Assessment Amount \$530,000
Tax Class
Tax Rate
Basement Yes
Basement Access Type Interior
Vacant Land No
Land Gains
Current Use

Business Only No
Submarket
Business Type Retail
Building Area Total 7,785
Building Area Source Public Records
Total Available Area 2,592
Total Available Area Source Plans
List \$/SqFt Total Available
Divisible SqFt Yes
Divisible SqFt Max 1900
Divisible SqFt Min 600
Gross Income
Operating Expense
Net Income
Foreclosed/Bank-Owned/REO No
Days On Market 0
Delayed Showing N
Initial Showings Begin Date

Unbranded Tour URL 2

Public Remarks Great new price for ready sale! This three unit building, with additional detached storage garage and on site paved parking, is set in the heart of the village. Ideal for an owner user or an investor, the property has a rich history of profitable enterprise. Currently with two tenants Thai Cafe and Hearth Magick, the remaining prime space, formerly home to a local chocolate / Ice Cream Store is available for owner use and includes kitchen space, retail floor, window service and a great covered view terrace. This masonry building has both charm, and endless possibilities. Financials available to qualified buyers.

Directions

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Description Type	1 Hospitality	Class B 1 Retail	Class B 1 Hospitality	Class B				
Operating Expense Includes Expenses - Annual Expenses - CAM Expenses - Insurance Expenses - Maintenance Expenses - Management Expenses - Taxes Expense - Utility Loss Factor Percentage Vacancy Factor Investment Info	Project Building Name Building Number Total Units 3 Signage Adequate Air Conditioning Percent 100 Ceiling Height Sprinkler Wet Total Elevators			Map U017 Block 027 Lot 000 SPAN Number Deed Recorded Type Warranty Deed Book 7232 Deed Page 1633 Total Deeds Covenants Easements Plan Survey Number				
Waterfront Property Water View Water Body Access Water Body Name Water Body Type Water Frontage Length WaterFrRit Water Body Restrictions ROW Parcel Access ROW Length ROW Width ROW to other Parcel Road Frontage Yes Road Frontage Length 170 Traffic Count	Railroad Available Railroad Provider Total Loading Docks Dock Height Dock Levelers Total Drive-in Doors Door Height Cooling Central AC Electric 200+ Amp Service, Circuit Breaker(s) Natural Gas Available No Heating House Unit Sewer Public Water Source Public			Surveyed Unknown Surveyed By Cable Company Comcast Electric Company Eversource Fuel Company Phone Company Lot Features In Town, Near Shopping, City Lot, Landscaped , Sidewalks Construction Materials Other Exterior Basement Description Bulkhead, Concrete, Concrete Floor, Full, Partially Finished, Exterior Stairs, Interior Stairs, Assigned Storage, Storage Space, Unfinished, Interior Access, Exterior Access, Basement Stairs Roof Flat, Membrane, Other				
Parking Features Off Street, On-Site, Parking Spaces 11 - 20, Paved, Visitor Utilities Propane								

Other Equipment Security System, HW/Batt Smoke Detector
Sale Includes Land/Building
Exclusions
Documents Available Aerials, Deed, Lease Agreements, Plat/Grid Map, Tax Map

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Verification Progrm
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Verificatn Progrm 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2
Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Verificatn Progrm 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

Deed 2 Book
Deed 2 Page
Deed 3 Book
Deed 3 Page
Deed 4 Book
Deed 4 Page
Deed 5 Book
Deed 5 Page

Auction
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number

Private Remarks
Private Office Remarks

Showing Service None
Management Company
Management Company Phone
Original List Price \$950,000
Short Sale No
Concessions
Concessions Amount
Concessions Comments
Buyer Financing
Title Company

List Ofc - Ofc Nm Ph Four Seasons Sotheby's International Realty - Off: 603-924-3321
Agent - Agt Nm Ph Andrew Peterson - Cell: 603-496-9172
Agent - E-mail andy.peterson@fourseasonssir.com
ListTeam - TeamNmPh
CoLstAgt - Agt Nm Ph
AltCon - Agt Nm Ph
Input of Owner Name I have written permission to submit name
Owner Name NASUS REALTY TRUST LLC
Owner Phone
Buyer Name
Buy Ofc - Ofc Nm Ph
Buy Agt - Agt Nm Ph
BuyTeam - TeamNmPh
CoBuyOff - Ofc Nm Ph
CoBuyAgt - Agt Nm Ph
Appraisal Complete
Appraiser
Appraiser Phone
Appraiser Email

Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency Yes
Variable Commission
Marketed in other Property Type No
Other MLS#
MLS List Date 11/24/2025
Expiration Date 5/11/2026
Active Under Contract Date
Pending Date
Withdrawn Date
Terminated Date
Close Date

43 Grove Street

Peterborough NH 03458



43 Grove St



Great Covered Deck



Local Landmark



Additional Storage Garage



Thai Cafe'



Side entryway



Interior Entry Hall



Hearth Magick



Colorful Interior fit up



Beautiful Space



Bath detail



Thai Cafe Interior

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Prep By: Four Seasons Sotheby's
Andrew Peterson

Listed by:

Andrew Peterson / Four Seasons Sotheby's International

43 Grove Street

Peterborough NH 03458



Thai Kitchen detail



Thai Store Room with Refrigeration



Front Entry and Window Service Deck



Front Entry to Prime Space



Available space for owner/user restaurant



Prime Retail available



Prime space detail



Outdoor seating terrace



Great opportunity!



Serving counter



Kitchen with vent hood



Lower level prep space

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Andrew Peterson

43 Grove Street

Peterborough NH 03458



Prep area detail



Previous fit up



Great Location and outlook



Previous Gift Basket Section



Front Parking lot



Rear Parking lot



Great Downtown Complex



With good tenant mix



A wonderful home for your growing business



In the heart of town



View to the village



Walk to everything location

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Andrew Peterson

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Opportunity Knocks!

Printed: May 23, 2024

Inspection Witnessed By

Situs : 43 GROVE ST

Parcel Id: U017-027-000

Class: 322

Card: 1 of 1

Printed: May 23, 2024

Building Information:

Year Built/Eff Year 1975 /
Building # 1
Structure Type Retail Single Occup
Identical Units 1
Total Units 4
Grade C+
Covered Parking
Uncovered Parking
DBA GROVE VILLAGE
SHOPS

Building Other Features:

Line	Type	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Sprinkler Sys Wet	8,685	1		1							
1	Bank Vault Rec S/Nd	7	11		1							
1	Cooler-Freezer	8	10		1							
1	Canopy Roof/Slab	24	32		1							
1	Wood Deck	6	24		1							
1	Utility Bldg-Frame	4	13		1							

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,530	168	Support Area	8	Concrete Lc	Wood Frame/Joist/E	None	Hot Air	Unit	Normal	2	2
3	01	01	100	4,809	367	Retail Store	10	Brick & Con	Wood Frame/Joist/E	Below Norma	Hot Air	Central	None	4	3
4	01	01	100	1,425	106	Restaurant	10	Brick & Con	Wood Frame/Joist/E	Normal	Hot Air	Central	Normal	4	3
5	01	01		921	140	Support Area	10	Brick & Con	Wood Frame/Joist/E	Below Norma	Hot Air	Central	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,530	Support Area	41		42,720
3	4,809	Retail Store	62		200,560
4	1,425	Restaurant	62		111,210
5	921	Support Area	62		42,290

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Comm Gar	1980	20	34	1	680	C	3	18,180
2	Asph Pav	1980	1	4,400	1	4,400	C	3	4,830

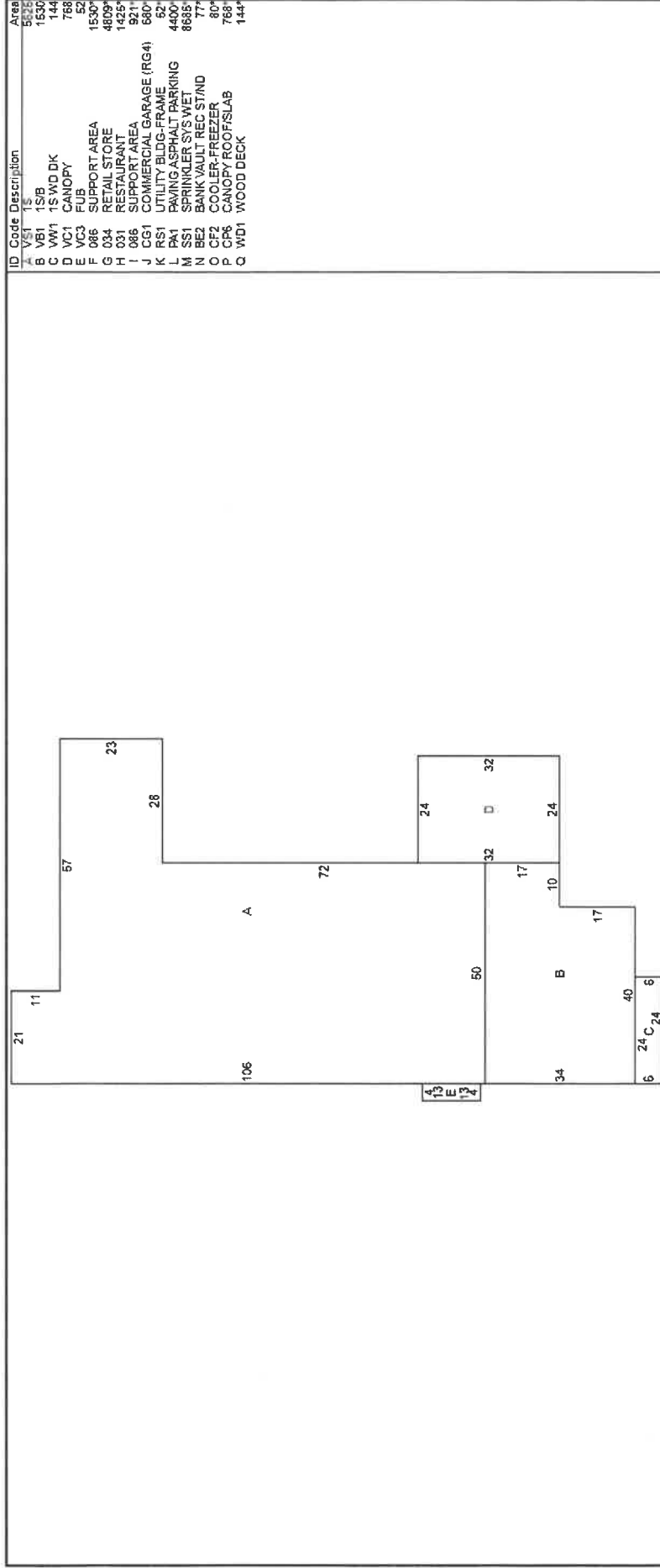
Situs : 43 GROVE ST

Parcel Id: U017-027-000

Class: 322

Card: 1 of 1

Printed: May 23, 2024



Additional Property Photos

Situs : 43 GROVE ST

Parcel Id: U017-027-000

Class: 322

Card: 1 of 1

Printed: May 23, 2024

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Model	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001	No Income Contribution	0	936				0	39,975	20			7,995	7,995	31,980
03	S	001	General Retail	0	4,809	42,079	5		0	16,245				1,949	1,949	14,296
16	S	001	General Restaurant	0	1,425	17,100	5		0		12					

Apartment Detail - Building 1 of 1

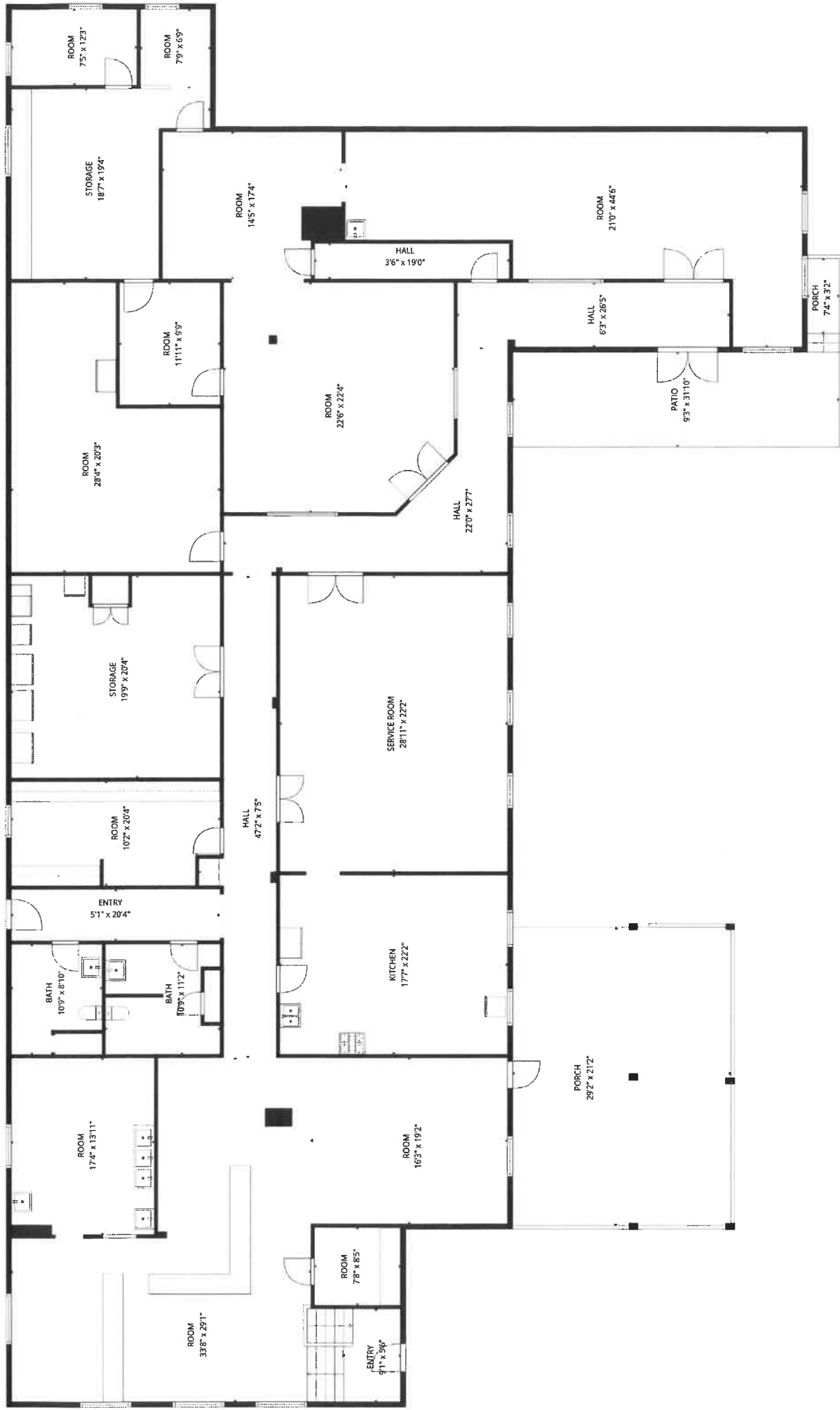
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,685
Replace, Cost New Less Depr	396,780
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	396,780
Value per SF	45.69

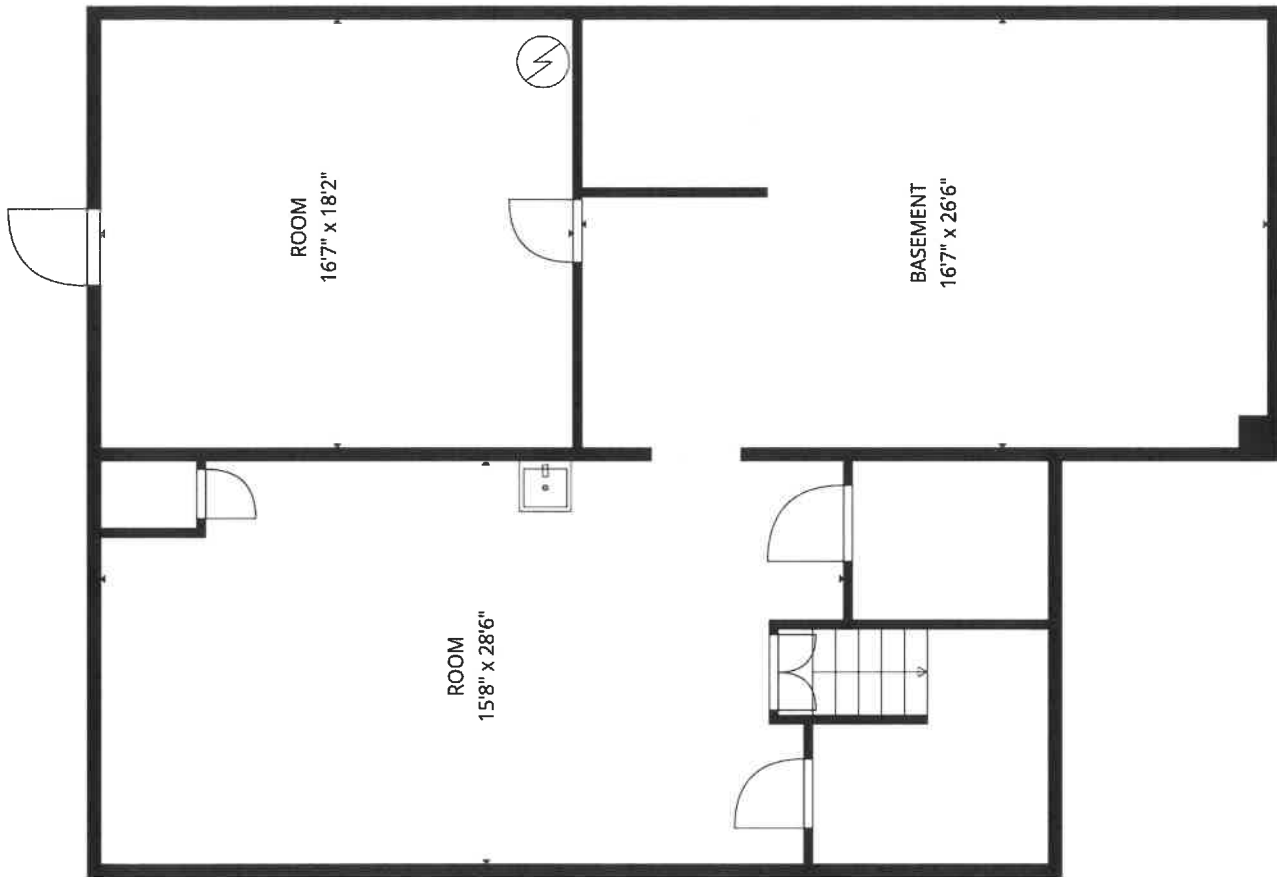
Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)	
Total Net Income	46,276
Capitalization Rate	0.100000
Sub total	462,760
Residual Land Value	
Final Income Value	462,760
Total Gross Rent Area	7,749
Total Gross Building Area	8,685



Total GLA: 5495 sq. ft | Total: 9211 sq. ft
Floor 1 - Below grade: 622 sq. ft (Excluded areas 790 sq. ft)
1st floor: 5495 sq. ft (Excluded areas 2304 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

GROVE Village Shops

3/31/16

SCHEDULE A

43 GROVE ST. Peterborough, NH

Peter MAZZONE - 603-801-7647

Key

11 = DOOR

D1 + D2

SAME KEY

5 Keys

D5 = 3 Keys

D6 = 5 Keys

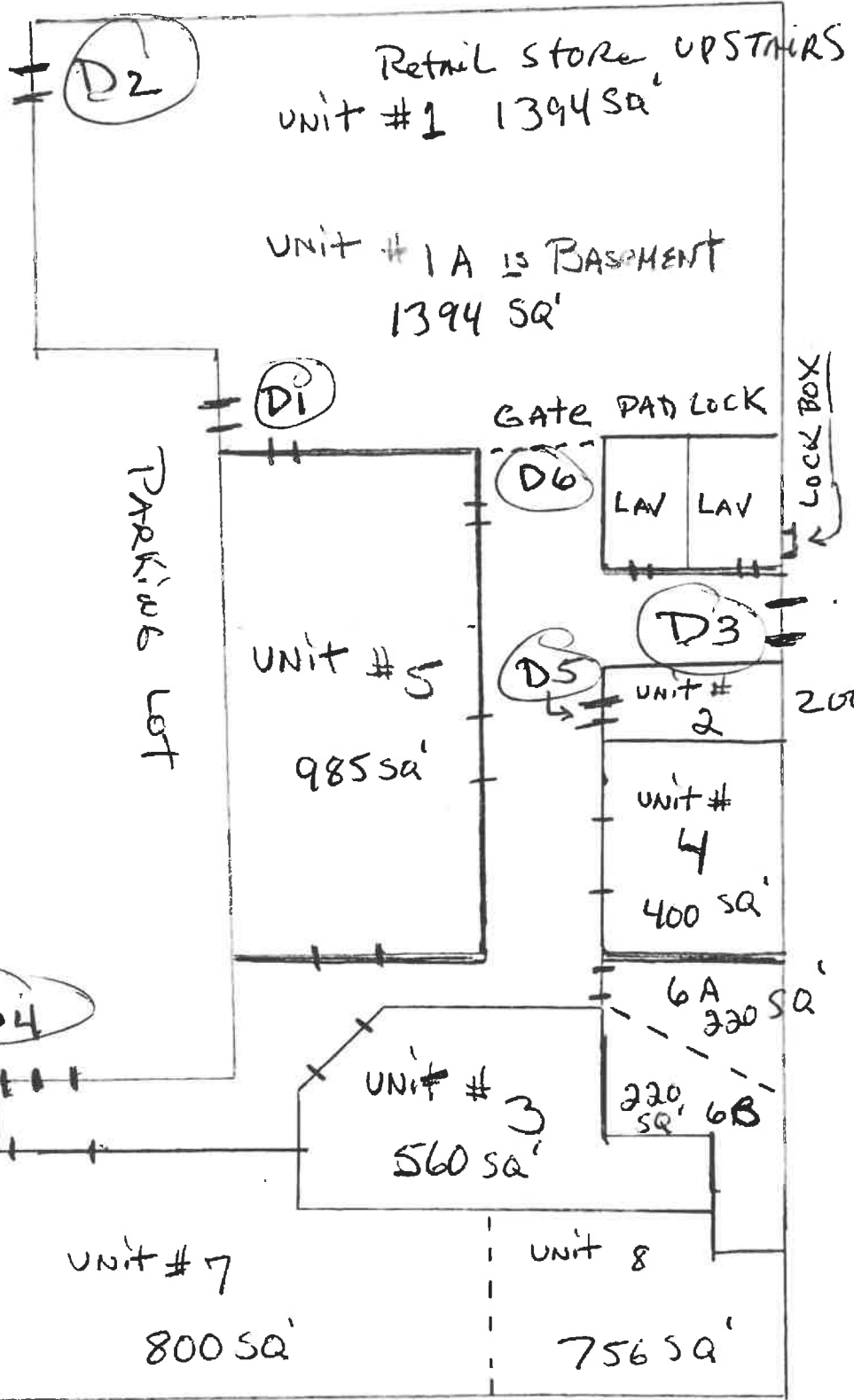
D3 + D4

SAME KEY

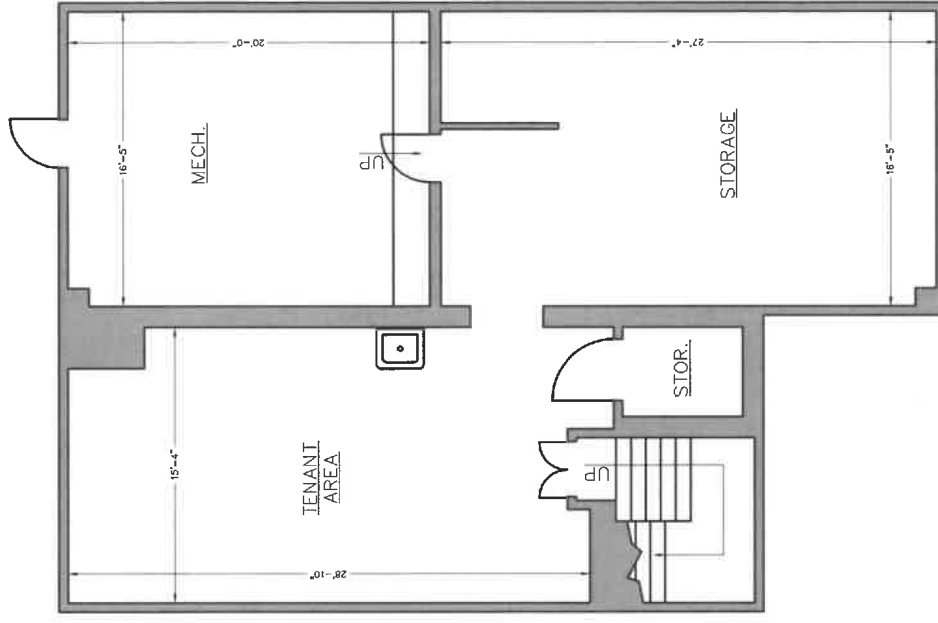
[8 Keys]

MASTER ✓

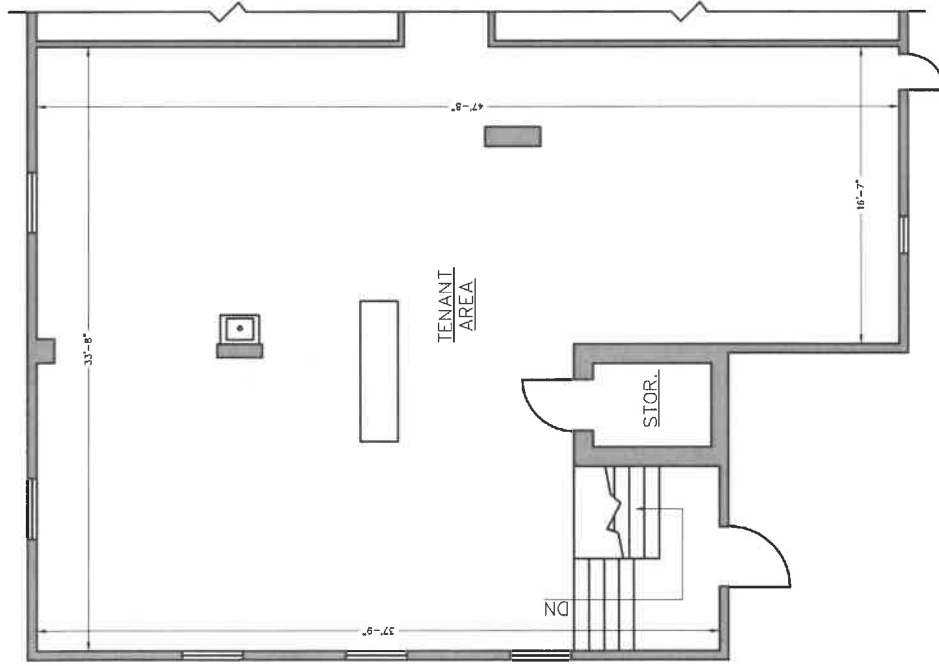
D1-2-3-4-5-6



* 3 BAY GARAGE = 680¹² SQ'



BASEMENT LEVEL – UNIT A

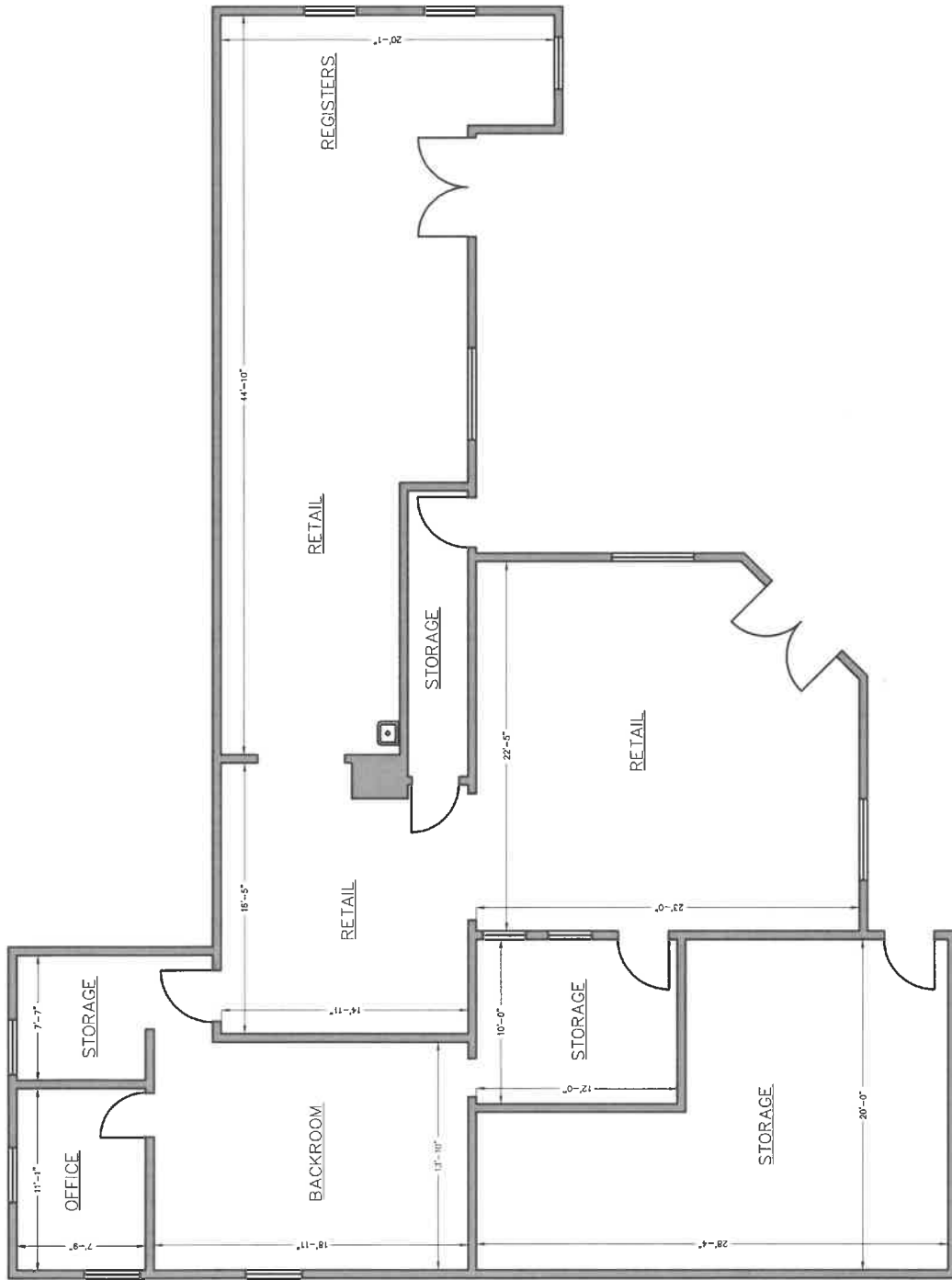


FIRST FLOOR – UNIT A

PROJECT:
39 GROVE STREET
PETERBOROUGH, NH

DRAWN: KM	
DATE: 10/21/2023	
SCALE: 3/32" = 1'-0"	
TITLE: FLOOR PLANS UNIT A	

SHEET:
A-1



FIRST FLOOR -- UNIT B

SHEET: <

