

Commercial Sale
5102414
Active

46 Wight Street
Berlin
Unit/Lot #

NH 03570

Listed: 7/29/2026 **\$650,000**

Closed:
DOM: 7



County NH-Coos
VillDstLoc
Year Built 1950
Building Area Total 16,519
Building Area Source Public Records
Total Available Area 16,519
Total Available Area Source Public Records
Zoning BG
Road Frontage Yes
Road Frontage Length 295
Lot Size Acres 1.20
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$4,012.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Other



Property Panorama VTour

Directions

Public Remarks Large commercial warehouse offering 9,000 sq. ft. on the main floor plus an additional 7,000 sq. ft. in the basement. The property sits on a 1.2-acre lot with 295 feet of frontage on Route 110/Wight Street. It features five large overhead doors: two serving as loading docks and three providing access to the basement storage area. An additional overhead door is located at the rear of the building, along with extra storage buildings. The property also includes a small office area with a half bath. Originally built for a local moving company, the building is currently used for estate and antique sales. It will be sold with all furnishings and items included.

STRUCTURE

Roof Metal
Foundation Details Concrete
Basement Yes
Basement Access Type Walkout
Basement Description Concrete Floor, Interior Stairs, Storage Space, Walkout

Building Number
Total Units 1
of Stories 1
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTot

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

Water Source Metered, Public
Sewer Public
Utilities Cable Available
Internet High Speed Intrnt Avail

Fuel Company
Electric Company Eversource
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket		Waterfront Property
Project Building Name		Water View
		Water Body Access
ROW Length	Lot Features In Town, Near Railroad, Major Road	Water Body Name
ROW Width	Frontage, Sidewalks, Near ATV Trails	Water Body Type
ROW Parcel Access		Water Frontage Length
ROW to other Parcel		Waterfront Property Rights
		Water Body Restrictions
Surveyed		
Surveyed By		

FEATURES

AirCond%	Green Verification Body
Sprinkler	Green Building Verification Type
Signage	Green Verification Year
	Green Verification Rating
Railroad Available	Green Verification Metric
Railroad Provider	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS

DeedRecTy Quit Claim	Map 120	Tax Rate 33.60
Total Deeds	Block 0	Tax Class
Deed Book 1368	Lot 11	
Deed Page 734	SPAN#	Property Tax Relief Program
		Land Gains
PropID		Assessment Year 2025
PlanSurv#		Assessment Amount \$119,400

DISCLOSURES

	Right of First Refusal
Sale Includes Land/Building, Furnishings	
Exclusions	
Investment Info	
Flood Zone Unknown	Auction Date
Seasonal	Auction Time
Easements Unknown	Auctioneer Name
Covenants Unknown	Auctioneer License Number
	Auction Price Determnd By

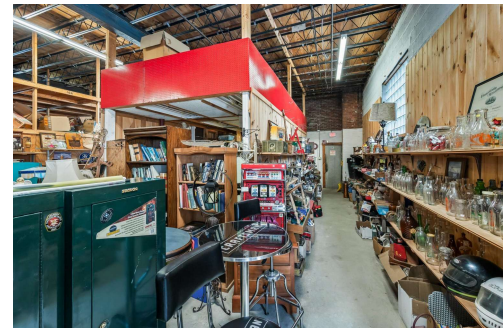
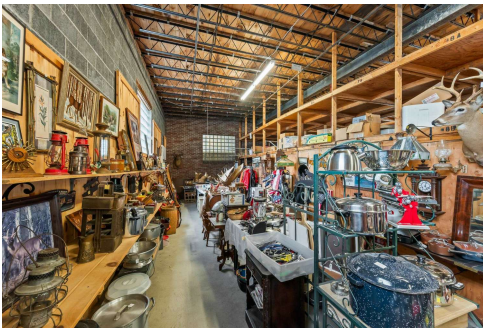
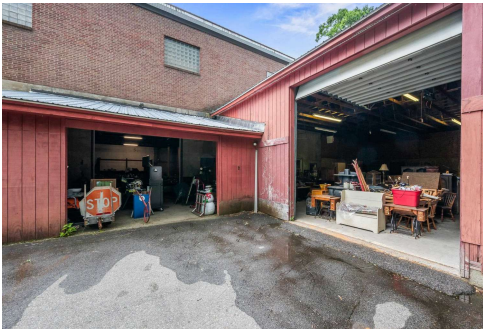
PREPARED BY

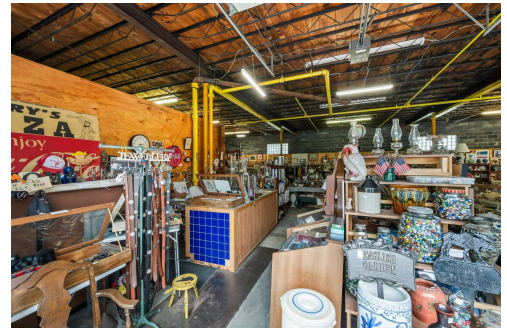
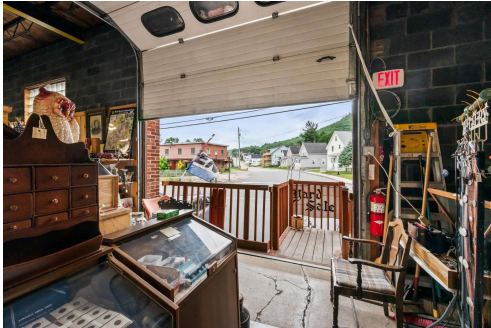
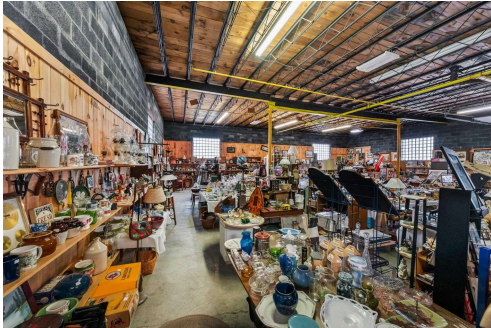
Don Lapointe		
Cell: 603-723-6935		
DonL@BadgerPeabodySmith.com		
My Office Info:		
Badger Peabody & Smith Realty		
603 Main Street		
Gorham NH 03581		
Off: 603-752-6000		

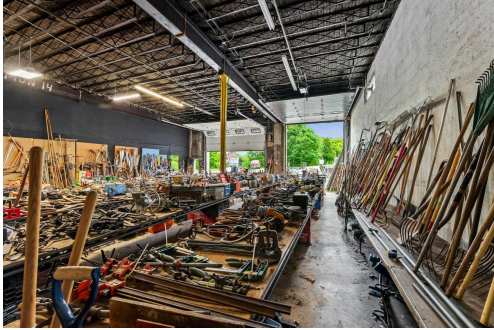
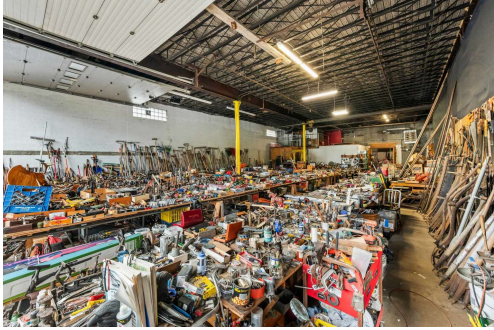


46 Wight Street

Berlin NH 03570







Property Address 46 Wight Street
Berlin , NH 03570



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: _____
Location: CITY
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: _____
Location: CITY
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Property Address 46 Wight Street
Berlin , NH 03570

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 46 Wight Street
Berlin , NH 03570

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 46 Wight Street , Berlin , NH 03570

Unit Number (if applicable): _____

Town: _____

Theodore Lacombe
SELLER

7-15-26

Date

Wanda Lacombe
SELLER

7-15-26

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

Service Providers and Property Information

Owner's Name(s): Theodore J. Lacasse , Wanda Lacasse

Property Address: 46 Wight Street , Berlin , NH 03570

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: _____

Phone Number: _____

Electric Company & Meter #: EVERSOURCE

Phone Number: _____

Land Line/Telephone Company: _____

Phone Number: _____

Is there cellular service at the property?

☒ Yes or ☐ No

TV Cable/Satellite Company: _____

Phone Number: _____

Is there Internet service available at the location?

☒ Yes or ☐ No

Is Internet currently hooked up?

☐ Yes or ☒ No

Internet Service Provider: _____

Phone Number: _____

Plowing: SELF

Phone Number: _____

Lawn & Garden Maintenance: _____

Phone Number: _____

Town Water: ☒ Yes or ☐ No

Phone Number: _____

Town Sewer: ☒ Yes or ☐ No

Phone Number: _____

Private Septic Pumping/Service: _____

Phone Number: _____

Private Water/Well Service: _____

Phone Number: _____

Alarm Company: _____

Phone Number: _____

Insurance Company: _____

Phone Number: _____

Rubbish Removal: CITY of Berlin

Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)

Doc # 0000145 Jan 10, 2013 11:30 AM
Coos County Registry of Deeds

Tanya J. Batchelder
Tanya J. Batchelder, Register

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand 5 Hundred 02 Dollars	
DATE 01/10/2013	AMOUNT CO006799s *****502.00

This conveyance is exempt from transfer tax pursuant to RSA 78-B:2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the **CITY OF BERLIN**, by and through its duly authorized City Manager, Patrick MacQueen, a municipal corporation, with a mailing address of City Hall, 168 Main Street, Berlin, County of Coos, State of New Hampshire,

does hereby convey to Theodore J. and Wanda Lacasse, husband and wife, with mailing address of 2126 Riverside Drive, Berlin, NH 03570, as joint tenants with rights of survivorship, with Quitclaim Covenants, a certain tract or parcel of land with building(s) thereon, described as follows:

Property Location: 46 Wight Street
Map/Lot: 000120-000011.00000

Being the same premises conveyed to Patricia A. Chase, Tax Collector, by Tax Collector's Deed, dated May 3, 2012 and recorded in the Coos County Registry of Deeds May 8, 2012 at Book 1349, Page 0729 and conveyed to Annette M. Kimball, Trustee of the AMK Revocable Trust by Quit Claim Deed of Paul A. Kimball, Trustee of the Kimball Family Realty Trust dated May 28, 1992 dated 2/13/2009 and recorded in the Coos County Registry of Deeds at Book 1268, Page 614.

For further reference, see tax lien execution dated March 24, 2010, and recorded in the Coos County Registry of Deeds Book 1300; Page 0040.

BK1368PG0734

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of January 2013.

Signed, sealed and delivered
In the presence of:

[Signature]
Witness

CITY OF BERLIN

By:

[Signature]
Patrick MacQueen
City Manager, Duly Authorized

STATE OF NEW HAMPSHIRE
COOS, SS.:

January 3, 2013

On this 3rd day of January, 2013, before me, the undersigned officer, personally appeared Patrick MacQueen, duly authorized City Manager of the City of Berlin, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity stated therein and for the purposes therein contained.

[Signature]
Justice of the Peace/Notary Public
My Commission Expires: 4-1-2014



BK1368PG0735

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1801 BERLIN, NH
---------------	--	--	--	------	-----------	-------------	----------	--------------------	--	--	--	--

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	133	Warehouse					
Model	94	Commercial					
Grade	02	Below Average					
Stories	1						
Occupancy	1.00						
Exterior Wall 1	20	Brick					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	01	Metal/Tin					
Interior Wall 1	01	Minim/Masonry					
Interior Wall 2	04	Plywood Panel					
Interior Floor 1	03	Concr-Finished					
Interior Floor 2	05	Asphalt					
Heating Fuel	02	Oil					
Heating Type	04	Forced Air-Duc					
AC Type	01	None					
Bldg Use	3160	Com Warehouse					
Total Rooms							
Total Bedrms							
Total Baths							
Half Baths	1						
Color	00	None					
Heat/AC	03	Masonry					
Frame Type	02	Average					
Baths/Plumbing	00	None					
Ceiling/Wall	02	Average					
Rooms/Ptns	14.00						
Wall Height							
% Conn Wall							
1st Floor Use:							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)			OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)				
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd
SHD1	Shed	L	365	14.00			
PAV1	Paving-Asphalt	L	5,250	1.95	1958		
SPR1	Sprinklers - Wet	B	9,187	2.50			
BUILDING SUB-AREA SUMMARY SECTION			BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	9,187	9,187	9,187	16.27	149,491	
CAN	Canopy	0	48	10	3.39	163	
FCP	Carport	0	276	69	4.07	1,123	
SLB	Slab	0	1,855	0	0.00	0	
UBM	Basement - Unfin	0	7,332	1,833	4.07	29,827	
WDK	Deck	0	35	4	1.86	65	
Ttl Gross Liv / Lease Area		9,187	18,733	11,103		180,669	

BILL DATE 5/22/2026
INVOICE # 2026-1-605624

Tax Rate Information		
Municipal	16.20	\$1,934.00
Local Educ	12.66	\$1,512.00
County	3.50	\$418.00
State Educ	1.24	\$148.00
Total	33.60	\$4,012.00

*** No changes to AutoPay ***

LACASSE, THEODORE J
& WANDA LACASSE
2126 RIVERSIDE DRIVE
BERLIN, NH 03570

Map-Lot: 000120-000011-000000
46 - WIGHT STREET

REAL ESTATE TAX BILL

CITY OF BERLIN
TAX COLLECTOR
168 Main Street
Berlin, NH 03570
(603) 752-6350

ASSESSED VALUE AND EXEMPTIONS			
Land	41,000.00	Gross Value	119,400.00
Building	78,400.00	Exemptions	0.00
Net Value			\$119,400.00

PROPERTY TAX AND CREDITS	
Total 2025 Tax Bill:	\$4,012.00

Total 1/2 of Last Year's Rate:	\$2,006.00
Less Prepayments	\$0.00
Net Due By: 7/1/2026	\$2,006.00

Unpaid balances accrue interest at 8% per annum after due date.

BILL DATE 5/22/2026
INVOICE # 2026-1-605624

Tax Rate Information		
Municipal	16.20	\$1,934.00
Local Educ	12.66	\$1,512.00
County	3.50	\$418.00
State Educ	1.24	\$148.00
Total	33.60	\$4,012.00

*** No changes to AutoPay ***

LACASSE, THEODORE J
& WANDA LACASSE
2126 RIVERSIDE DRIVE
BERLIN, NH 03570

Map-Lot: 000120-000011-000000
46 - WIGHT STREET

REAL ESTATE TAX BILL

CITY OF BERLIN
TAX COLLECTOR
168 Main Street
Berlin, NH 03570
(603) 752-6350

ASSESSED VALUE AND EXEMPTIONS			
Land	41,000.00	Gross Value	\$119,400.00
Building	78,400.00	Exemptions	0.00
Net Value			\$119,400.00

PROPERTY TAX AND CREDITS	
Total 2025 Tax Bill:	\$4,012.00

Total 1/2 of Last Year's Rate:	\$2,006.00
Less Prepayments	\$0.00
Net Due By: 7/1/2026	\$2,006.00

Unpaid balances accrue interest at 8% per annum after due date.

BILL DATE 5/22/2026
INVOICE # 2026-1-605624

Tax Rate Information		
Municipal	16.20	\$1,934.00
Local Educ	12.66	\$1,512.00
County	3.50	\$418.00
State Educ	1.24	\$148.00
Total	33.60	\$4,012.00

*** No changes to AutoPay ***

LACASSE, THEODORE J
& WANDA LACASSE
2126 RIVERSIDE DRIVE
BERLIN, NH 03570

Map-Lot: 000120-000011-000000
46 - WIGHT STREET

REAL ESTATE TAX BILL

CITY OF BERLIN
TAX COLLECTOR
168 Main Street
Berlin, NH 03570
(603) 752-6350

ASSESSED VALUE AND EXEMPTIONS			
Land	41,000.00	Gross Value	\$119,400.00
Building	78,400.00	Exemptions	0.00
Net Value			\$119,400.00

PROPERTY TAX AND CREDITS	
Total 2025 Tax Bill:	\$4,012.00

Total 1/2 of Last Year's Rate:	\$2,006.00
Less Prepayments	\$0.00
Net Due By: 7/1/2026	\$2,006.00

Unpaid balances accrue interest at 8% per annum after due date.

BILL DATE 12/29/2025
INVOICE # 2025-2-543998

DECEMBER BILL

Map-Lot: 000120-000011-000000
46 - WIGHT STREET

CITY OF BERLIN
TAX COLLECTOR

168 Main Street
Berlin, NH 03570
(603) 752-6350

ASSESSED VALUE AND EXEMPTIONS

Land	41,000.00	Gross Value	119,400.00
Building	78,400.00	Exemptions	0.00
		Net Value	\$119,400.00

PROPERTY TAX AND CREDITS

Total Tax Bill:	\$4,012.00
Paid To Date:	- \$1,844.00

*** No changes to AutoPay ***

LACASSE, THEODORE J
& WANDA LACASSE
2126 RIVERSIDE DRIVE
BERLIN, NH 03570

TOTAL TAX DUE BY 2/3/2026: **\$2,168.00**

Unpaid balances accrue interest at 8% per annum after 2/3/2026

BILL DATE 12/29/2025
INVOICE # 2025-2-543998

DECEMBER BILL

Map-Lot: 000120-000011-000000
46 - WIGHT STREET

CITY OF BERLIN
TAX COLLECTOR

168 Main Street
Berlin, NH 03570
(603) 752-6350

ASSESSED VALUE AND EXEMPTIONS

Land	41,000.00	Gross Value	\$119,400.00
Building	78,400.00	Exemptions	0.00
		Net Value	\$119,400.00

PROPERTY TAX AND CREDITS

Total Tax Bill:	\$4,012.00
Paid To Date:	- \$1,844.00

*** No changes to AutoPay ***

LACASSE, THEODORE J
& WANDA LACASSE
2126 RIVERSIDE DRIVE
BERLIN, NH 03570

TOTAL TAX DUE BY 2/3/2026: **\$2,168.00**

Unpaid balances accrue interest at 8% per annum after 2/3/2026

BILL DATE 12/29/2025
INVOICE # 2025-2-543998

DECEMBER BILL

Map-Lot: 000120-000011-000000
46 - WIGHT STREET

CITY OF BERLIN

ASSESSED VALUE AND EXEMPTIONS

Land	41,000.00	Gross Value	\$119,400.00
Building	78,400.00	Exemptions	0.00
		Net Value	\$119,400.00

PROPERTY TAX AND CREDITS

Total Tax Bill:	\$4,012.00
Paid To Date:	- \$1,844.00

*** No changes to AutoPay ***

LACASSE, THEODORE J
& WANDA LACASSE
2126 RIVERSIDE DRIVE
BERLIN, NH 03570

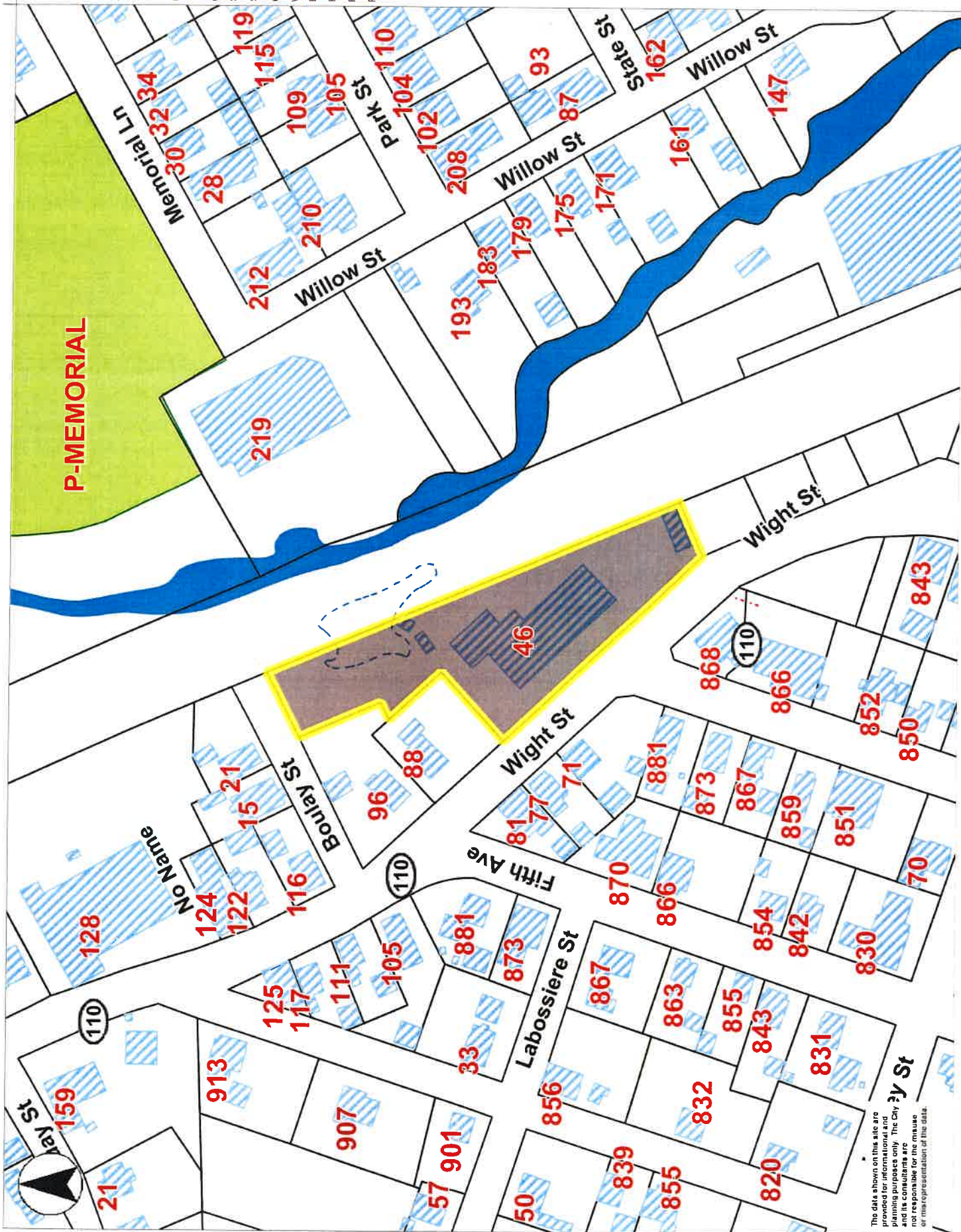
TOTAL TAX DUE BY 2/3/2026: **\$2,168.00**

Unpaid balances accrue interest at 8% per annum after 2/3/2026



Assess-Original Lot Number

- Buildings
- Parcels Stacked
- NH Highways
- Interstate
- US Highway
- State Highway
- City Boundary
- Streets
- Streams
- Open Water
- Wetlands Boundary
- Easements
- ROW Line
- Parks
- Public Land



The data shown on this site are provided for informational and planning purposes only. The City and its consultants are not responsible for the misuse or misrepresentation of the data.