

Colliers



10 N Main Street, Mont Vernon, NH

# Historic General Store & Residence For Sale

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Accelerating success.

10 N Main Street, Mont Vernon, NH

# Specifications



Located off Route 13 & <10 miles to Route 101



Highly visible



Perfect opportunity for live-in proprietor



Ample on-site parking

## Specifications

<b>Address:</b>	10 N Main Street
<b>Location:</b>	Mont Vernon, NH 03057
<b>Building Types:</b>	Residential & Commercial
<b>Year Built:</b>	General Store: 1840 Residence: 1840
<b>Total Buildings SF:</b>	General Store: 1,990± Residence: 1,708±
<b>Floors:</b>	2
<b>Road Frontage:</b>	139'± on N Main Street
<b>Acreage:</b>	0.8±
<b>Utilities:</b>	Private well & septic Propane
<b>Zoning:</b>	Residential
<b>Parking:</b>	Ample on-site
<b>2025 Taxes:</b>	\$7,002.11
<b>Accessibility:</b>	Located on Route 13/N Main Street in the heart of Mont Vernon
<b>List Price:</b>	<b>\$1,600,000</b>



## Demographics

3 miles



Population  
**4,828**



# of Households  
**1,786**



Avg HH Income  
**\$193,482**



# of Employees  
**571**

5 miles



Population  
**21,556**



# of Households  
**8,574**



Avg HH Income  
**\$161,159**



# of Employees  
**9,023**

10 miles



Population  
**97,058**



# of Households  
**36,393**



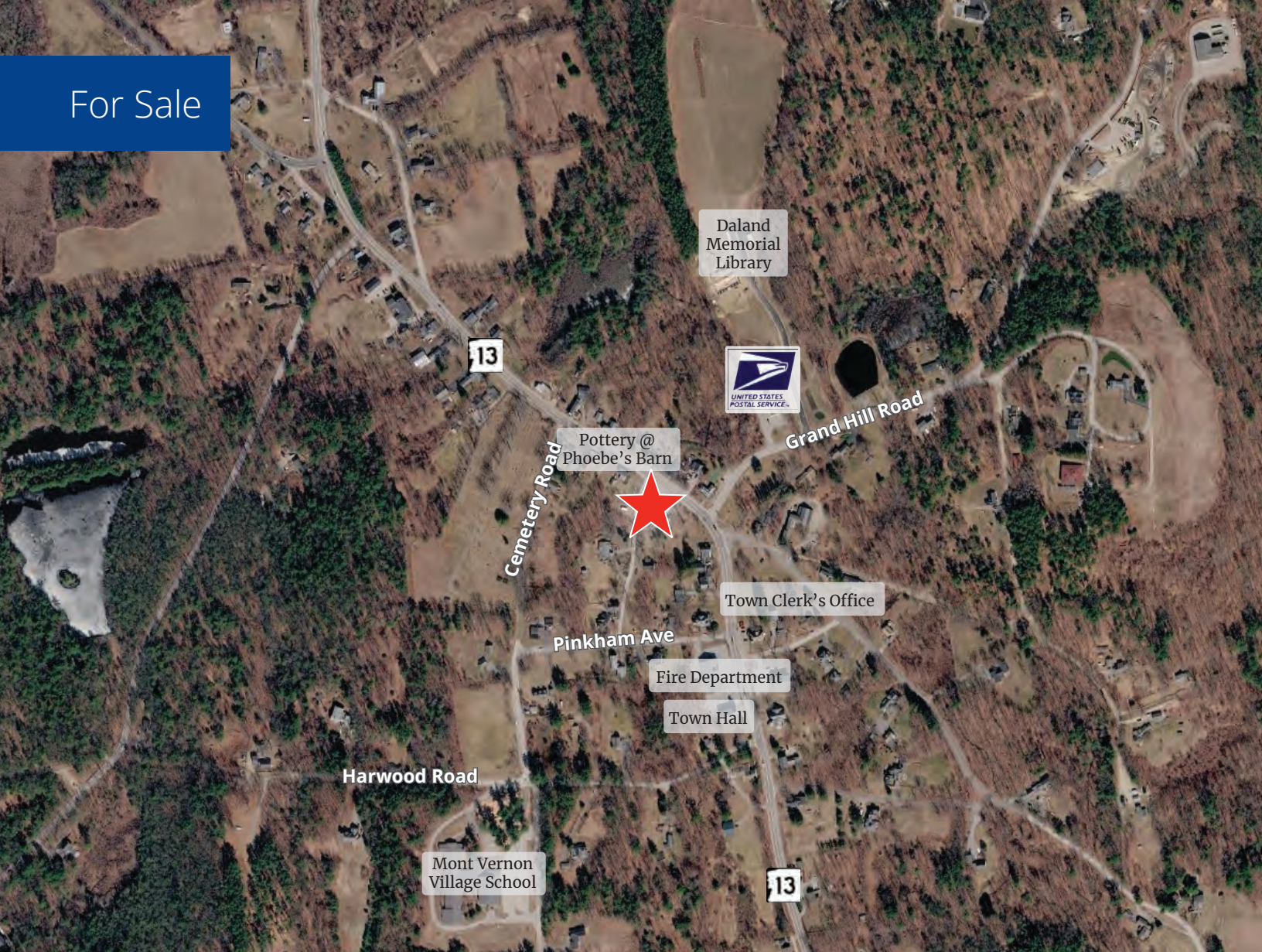
Avg HH Income  
**\$175,637**



# of Employees  
**39,617**

[Submit NDA for Offering Memorandum](#)

For Sale



## Property Highlights

- Ideally located in the heart of Mont Vernon's historic village center, 10 N Main Street presents a rare opportunity to acquire the beloved and iconic Mont Vernon General Store and the charming 2-story Mont Vernon Manor
- The Mont Vernon General Store is 1,990± SF and serves as a thriving community hub with multiple revenue streams; the store includes an open retail area, commercial kitchen and prep space, refrigerated storage, break room, and office
- A cornerstone of the community since 1840, the store features a fully operational commercial kitchen serving fresh breakfast and lunch offerings, grab-and-go prepared foods, catering services, groceries, beer and wine, tobacco products, and a curated selection of NH-made goods
- The recently renovated 1,708± SF residence offers 2 bedrooms (plus a bonus room), 2 bathrooms, a living room, eat-in kitchen, 3-season sunroom, basement, carriage-house garage, and is highlighted by a beautiful wraparound porch
- Under current ownership, the property has evolved into far more than a successful business, it is the heartbeat of the community, providing a welcoming gathering place where neighbors come not only for everyday essentials, but also for conversation and connection