

FORECLOSURE: COMMERCIAL PROPERTY ON ROUTE 4 IN CANAAN, NH



FRIDAY, NOVEMBER 21 @ 12PM

Registration & Inspection from 11AM

ADDRESS: 1194 US Route 4, Canaan, NH 03741

Open House: Friday, Nov. 7 from 11AM - 1PM



Great opportunity to own a commercial property on Route 4 in Canaan, New Hampshire, near the intersection of Route 118. Situated on 0.1± acres, this former restaurant/bakery offers seating for approximately 24 guests, and some equipment and furnishings will convey with the sale, making it ideal for a café, food service business, or small retail operation. Features include a 14' x 18' outdoor seating deck with take-out window, forced hot air furnace, two mini splits units, commercial countertops, lighting, updated finishes, tile flooring, and lower-level storage. Roof and structural updates were completed in 2009–2010. Located in a high-traffic corridor close to Canaan Street Lake, Cardigan Mountain School, recreation areas, major interstates, and the Dartmouth–Lake Sunapee region, this property is perfectly positioned for year-round traffic from residents, tourists, and commuters. Ideal for investors or entrepreneurs looking for a turnkey commercial space with strong regional visibility.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
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AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built	1900
Siding	Wood
Roof	Asphalt Shingle
Basement	Unfinished
Foundation	Concrete
Heat	LP, FHA/Furnace, Mini Splits
Water	Town
Sewer	Town
Square Footage	1,520±
Rooms	3±
Baths	1.5
Acreage	0.1±
Zoning	Commercial
Road Frontage	35'±
Assessment	\$175,700.00
Year Taxes	\$2,876.00±

AUCTION TERMS: To bid, a deposit of Ten Thousand Dollars (\$10,000.00) cash, certified check or bank check must be made at the time of sale. The successful bidder will be required to execute a Purchase and Sale Agreement. The successful bidder will also be required to increase the deposit amount beyond the initial bidding deposit of \$10,000.00, within five (5) business days after the conclusion of the auction, such that a total deposit of ten per cent (10%) of the overall purchase price has been placed in escrow with the Bank. The balance of the purchase price must be paid in Acceptable Funds within thirty (30) days after the date of sale, time being of the essence. Said premises will be sold subject to all unpaid taxes and any liens for unpaid real estate taxes existing at the time of sale, and to any and all other liens, easements, rights, tenancies, and encumbrances which are precedent or may take precedence over said Mortgage.

NOTE: For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Thomas Hirschak Company". Banks will not accept checks that are made payable to the holder and signed over to THC.



OWNER INFORMATION			SALES HISTORY			PICTURE	
REALTY, LLC			Date	Book	Page	Type	Price Grantor
ANAAN STREET ANA, NH 03741			12/31/2018			Q1	220,000 DISHIN' IT OUT!, LLC
			12/12/2007	3474	0968	Q1	70,000 HAYWARD, BARBARA J
			04/14/2006	3269	0655	U138	LARY, SHIRLEY

LISTING HISTORY			NOTES	
'23	THLC	LLA	WHITE "DISHIN IT OUT"; MIX QUALITY, O/D FEATURES; INTERIOR RENOV FOR RESTAURANT.; MLS #4427867 SOLD 4 \$220,000 2019; RENOVATED COSMETICS 2022 MERGED W/ 15A-49B & 15A 49C	
'21	THFR			
'21	BMCN			
'20	BMPM			
'20	BMPM			
'19	TH			
'12	SMPM			
'08	DJRM			

LAND VALUATION												LAST REVALUATION: 2021			
RESIDENTIAL IMP		Minimum Acreage: 0.50		Minimum Frontage: 100		Site:		Driveway:		Road:					
Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
ND	0.500 ac	65,000	E	100	100	100	100		150	97,500	0	N	97,500		
	0.500 ac									97,500			97,500		

Interest as of 10/8/2025

Includes Only Unpaid Invoices

Current Owner	Warrant	PID	Location	Per Diem	Principal	Int/Pen	Amount Due
CBS REALTY, LLC	2025W01000032	00015A 000047 000000	1194 US ROUTE 4	\$ 0.0123	\$ 56.00	\$0.00	\$56.00
CBS REALTY, LLC	2025S01000032	00015A 000047 000000	1194 US ROUTE 4	\$ 0.0122	\$ 55.50	\$0.00	\$55.50
CBS REALTY, LLC	2025P01005706	00015A 000047 000000	1194 US ROUTE 4	\$ 0.5688	\$ 2,595.00	\$55.74	\$2,650.74
CBS REALTY, LLC	2024W04000031	00015A 000047 000000	1194 US ROUTE 4	\$ 0.0123	\$ 56.00	\$1.35	\$57.35
CBS REALTY, LLC	2024S04000031	00015A 000047 000000	1194 US ROUTE 4	\$ 0.0122	\$ 55.50	\$1.34	\$56.84
Totals:				\$0.6178	\$ 2,818.00	\$58.43	\$2,876.43