

**Commercial Lease**  
**5045161**  
**Active**

**3631 White Mountain Highway**  
**Conway**  
**Unit/Lot # 3**

**NH 03860**

**Listed: 6/6/2025 \$3,600.00 /\$**

**Leased:**

**DOM: 24**



<b>County</b>	NH-Carroll	<b>Lease Amount Frequency</b>	Monthly
<b>VillDstLoc</b>	North Conway	<b>Lease/Sublease</b>	Lease
<b>Year Built</b>	1948	<b>Lease Type</b>	Other
<b>Construction Status</b>		<b>Lease Term</b>	
<b>SqFt-Total Building</b>	10,000	<b>Zoning</b>	Highway
<b>SqFt-Total Source</b>	Estimated	<b>Road Frontage Length</b>	235
<b>SqFt-Total Available</b>	3,000	<b>Lot Size Acres</b>	1.17
<b>SqFt-Apx Building Source</b>	Estimated	<b>Lot - Sqft</b>	50,965
		<b>Traffic Count</b>	

**Date Initial Showings Begin**

**Sub Property Type** Other, Retail  
**Sub Property Type Use** Convenience Store, Country Store, Storefront

**Directions** Route 16 / 302 across from the Intervale Scenic Vista Rest area

**Remarks - Public** Former Cannell Country store retail space is available for lease. Directly across from the Scenic Vista rest area and next to Trails End Ice Cream, views to Mt Washington and the Presidential Range, this highly visible property will provide excellent exposure for your business. Well position north of North Conway on RT 302 and RT 16, provides easy access for your customers.

#### STRUCTURE

**Construction Materials** Wood Frame, Clapboard Exterior  
**Foundation** Concrete  
**Roof** Shingle

**Building Number**  
**Total Units** 6  
**# of Stories** 1  
**Divisible SqFt Min**  
**Divisible SqFt Max**

**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Dirt Floor, Unfinished

**Ceiling Height**  
**Total Elevators**  
**Total Drive-in Doors**  
**Door Height**  
**Total Loading Docks**  
**Dock Height**  
**Dock Levelers**

#### UTILITIES

**Heating** Multi Zone, Propane  
**GasNatAval**  
**Water Source** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s), On-Site

**Utilities** Cable - Available  
**Internet** High Speed Intrnt -Avail

**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**  
**Internet Service Provider**

#### LOT / LOCATION

**Submarket** Conway/North Conway  
**Project Building Name**  
**Lot Features** Mountain View  
**Zoning Description** Commercial Zoning

**Waterfront Property**  
**Water View**  
**Water Body Access**

**ROW - Length**  
**ROW - Width**  
**ROWParcAc**  
**ROWOthPar**

**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

FEATURES			
Transport/Access	Major Road Access, State Highway, Paved	Features - Commercial	Smoke/Heat Detectors
		Features - Accessibility	One-Level Business
Air Conditioning Percent		Green Verification Body	
Sprinkler		Green Verification Progrm	
Signage	Adequate	Green Verification Year	
Railroad Available		Green Verification Rating	
Railroad Provider		Green Verification Metric	
		Green Verification Status	
		Green Verification Source	
		Green Verification NewCon	
		Green Verification URL	

DISCLOSURES	
Flood Zone	No
Seasonal	No

PREPARED BY

Ralph Cronin

Cell: 603-387-1820

RalphC@BadgerPeabodySmith.com



My Office Info:

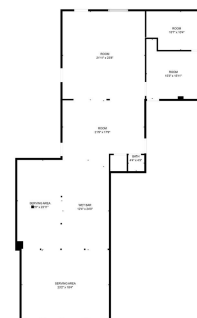
Badger Peabody & Smith Realty

2633 White Mountain Hwy

North Conway NH 03860

Off: 603-356-5757





FLOOR PLAN CREATED BY CIBETUS. ANY MEASUREMENTS DERIVED HIGHLY RELIABLE BUT NOT GUARANTEED.

