

Commercial Sale
5085416
Active

2659 NH Route 16
Albany **NH 03818**
Unit/Lot #

Listed: 4/25/2026 **\$400,000**
Closed:
DOM: 61



County NH-Carroll
VillDstLoc
Year Built 1990
Building Area Total 1,784
Building Area Source Public Records
Total Available Area 1,784
Total Available Area Source Public Records
Zoning None
Road Frontage Yes
Road Frontage Length 605
Lot Size Acres 6.02
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$2,150.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Retail
Business Type Use Business w/ Real Estate, Country Store

D

Directions Rt 16 South for approximately 8 miles from lights in Conway. 1 mile south of the Piper Trail sign, and just .2 mi after the World Fellowship sign, property is on the left. Or heading north, property on right .2 mi after WELCOME to Albany sign. The 600' frontage

Public Remarks EXCITING BUSINESS OPPORTUNITY. Own this sweet Log cabin ready for your ventures with its loveable rustic charm and excellent highway exposure. Recently cleaned and running as an antiques & collectibles year-round store, the inviting space has been transformed into a warm and welcoming experience. Step into this newly established business with plenty opportunity for expansion OR launch your own ideas in this easy access location, midway between the Lakes and Mountain Regions on the NH Rt 16 corridor. With high traffic count and 600' road frontage, plus two circular drives for easy parking and posturing, enhanced by its large commercial signage to introduce your ideas to the local community and vacation traffic. A heated detached workshop with an attic plus additional showroom/trailers for storage. The home's inviting farmers' porch welcomes you inside to beautiful beams, cathedral ceiling and a newly open floorplan that meanders into multiple rooms. The plumbing for the former kitchen, when this cabin was used as a home/business, has been capped off during present ownership. Seller offering \$15,000 credit towards improvements or closing costs. Beautiful open space, as most partitions were removed, with many windows capturing the sunlight and a serene backyard views. 6 acres includes a stream, meadows, woods and wetlands, creating a natural and scenic habitat for wildlife too. Operating as a co-op style store there are currently 6 vendors contributing to income, (many would love to stay on). A turn-key business opportunity to step into for income, hobby or antique enthusiasts. Nestled into the gateway of the Mt Washington Valley, this authentic log home w/ addition welcomes your own creative ideas as a great space for art, yoga studio, professional office, fishing & tackle shop or many other business ideas. Located 2.4 miles to Chocorua Lake and 1 mile to the Piper Trail at Mt Chocorua, just 8 miles south of Conway in the Mt Washington Valley.

STRUCTURE

Construction Materials Log Home, Log Exterior
Roof Metal
Foundation Details Concrete
Basement No
Basement Access Type

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

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

LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Retail
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

UTILITIES

Heating Direct Vent, Forced Air, Monitor Type, Propane, Pellet Stove
Cooling None
Water Source Dug Well, Private
Sewer 1000 Gallon, Leach Field, Private, Septic
Electric Circuit Breaker(s)
Utilities Cable Available
Internet High Speed Intrnt Avail

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

LOT & LOCATION

Submarket Conway/North Conway
Project Building Name

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Lot Features Rural, Country Setting, Level, Major Road Frontage, Stream, Trail/Near Trail, Wetlands, Wooded
Zoning Description Commercial Zoning, Residential

Surveyed Unknown
Surveyed By E.R.O'Brien

FEATURES

Parking Features Driveway, Off Street, On-Site, Parking Spaces 6+, Unpaved

Building Features Additional Outbuildings, Living Space Available, Wetlands, In-Unit Bathroom
Accessibility Features 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Access to Parking, One-Level Home

AirCond%
Sprinkler
Signage Adequate

Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 3788
Deed Page 418

Map 03
Block -
Lot 47
SPAN#

Tax Rate
Tax Class

Current Use
Land Gains

PropID
PlanSurv#

Assessment Year
Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Additional Buildings, Land/Building
Exclusions 6 vendors have content on display that will not part of the selling price. Most of Owner's content, furnishings & chattel is included in business.
Investment Info
Flood Zone
Seasonal Easements
Covenants

Right of First Refusal

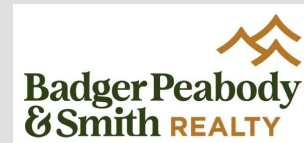
Auction
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determd by

PREPARED BY

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 KatyK@BadgerPeabodySmith.com

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 Badger Peabody & Smith Realty
 383 Main St.

Franconia NH 03580
 Off: 603-823-5700



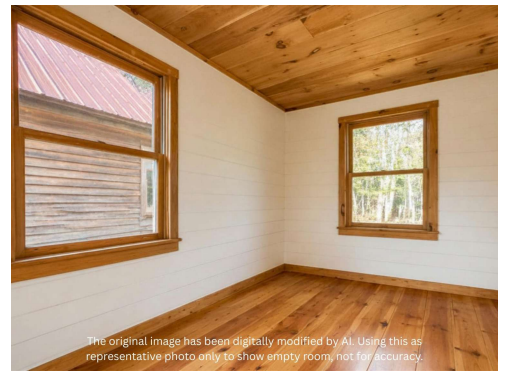
Listed by: Bernadette Donohue/ Badger Peabody & Smith Realty

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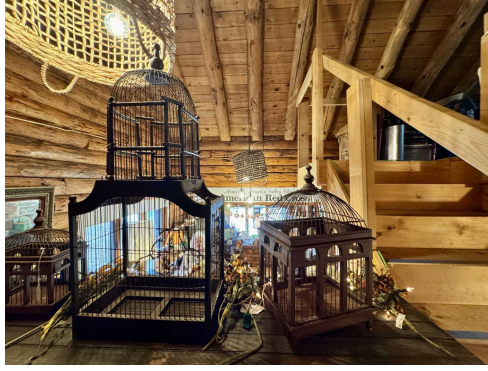


The original image has been digitally modified by AI. Representative photo only in order to show empty room. Do not use for accuracy as AI is known to change things.





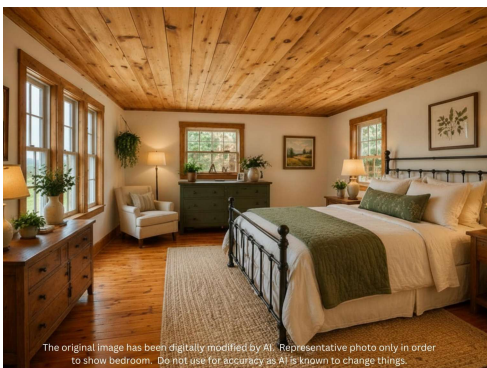
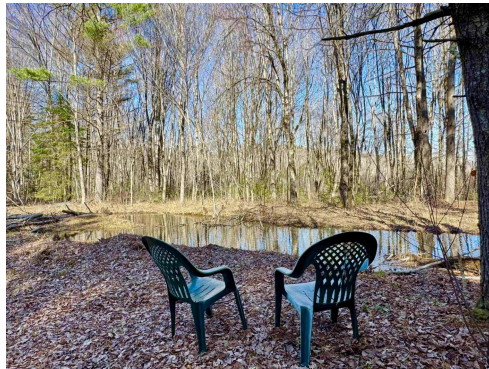




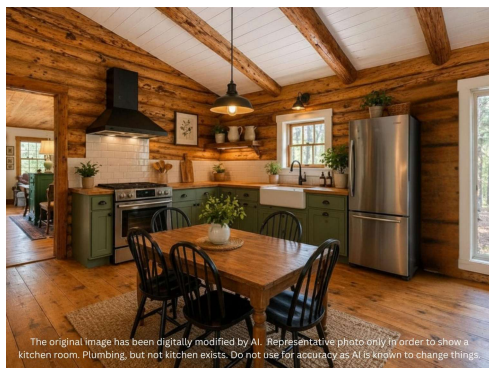
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Prep by: Badger Peabody & Katy Kingston

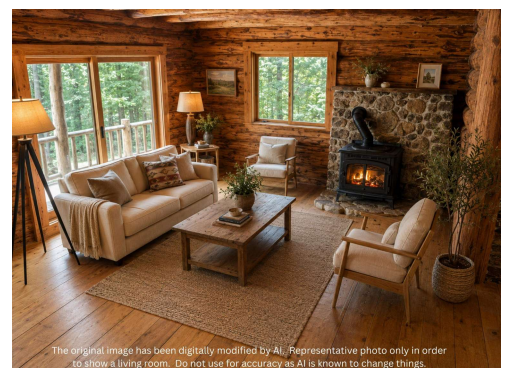
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The original image has been digitally modified by AI. Representative photo only in order to show bedroom. Do not use for accuracy as AI is known to change things.



The original image has been digitally modified by AI. Representative photo only in order to show a kitchen room. Plumbing, but not kitchen exists. Do not use for accuracy as AI is known to change things.



The original image has been digitally modified by AI. Representative photo only in order to show a living room. Do not use for accuracy as AI is known to change things.

Property Address 2659 RT116 ALBANY NH 03818



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: DUG
Location: BEHIND SLIP
Malfunctions: NONE
Date of Installation: 1989
Date of most recent water test: N/A
Problems with system: NO

SEWERAGE DISPOSAL SYSTEM

Size of Tank: 1000
Type of system: PIPE + SINK
Location: SOUTH SIDE BUILDING
Malfunctions: NONE
Age of system: 1989
Date most recently serviced: N/A
Name of Contractor who services system: N/A

Property Address 2659 RT116 ALBANY N.H.

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 2659 RT 16 Albany NH 03818

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 N/A

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 Unknown

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: 2659 RT 16

Unit Number (if applicable): _____

Town: Albany NH 03818

[Signature]
SELLER
[Signature]
SELLER

4/20/26
Date
4-20-26
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

Alpine Title Services
6 Pleasant Street
Conway, NH 03818
T/S \$3563

Carroll County New Hampshire Registry of Deeds
Book 3788 Page 0418 Page 1 of 2
eRecorded on 09/12/2024 at 11:47 AM
TID: 4289780 Doc # 202400078660
TT: 3,563.00 CA935107 LCHIP: 25.00 CAA164698

The space above this line is reserved for recording information.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **CAROLE L. COTTON**, single, with a mailing address of 11080 SW 69th Drive, Miami, Florida, 33173-2012, for consideration paid, grant to **GARY A. DEAN** and **AMY K. DEAN**, husband and wife, both having a mailing address of 175 Molly Philbrick Road, Effingham, New Hampshire, 03882, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

All right title and interest in a certain parcel of land, with any buildings and improvements thereon, lying east of State Route 16, being Lot Number One (1) o Plan NH 646-6-82 by E.R. O'Brien, dated June 7, 1982 recorded at Plan Book 58, Page 61 at the Carroll County Registry of Deeds situate in the Town of Albany, County of Carroll and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe located at the northwest corner of land now or formerly of Stewart and Burtt thirty three feet east of the centerline of State Route 16;

Thence running South 82 degrees 30' 00" East a distance of 489.39 feet along land now or formerly of World Fellowship, Inc. to an iron pipe;

Thence turning and running South 23 degrees 39' 03" West a distance of 676.52 feet along land now or formerly of Stewart and Burtt to an iron pipe;

Thence turning and running North 74 degrees 59' 39" West a distance of 350.00 feet along land now or formerly of Andrew and Cheryl Halepis to an iron pipe;

Thence North 13 degrees 15' 26" East a distance of 378.18 feet along land belonging to the State of New Hampshire, Department of Public Works and Highways to an iron pipe;

Thence North 9 degrees 28' 35" East a distance of 227.96 feet along land of the State of New Hampshire, Department of Public Works and Highways (State Route 16) to the bound of beginning.

Containing six (6) acres, more or less.

This conveyance in SUBJECT TO the right of Grantor's predecessor in title, their heirs, executors and assigns, to drain the water through the existing drainage via the culvert under Route 16 and to clean and maintain said drainage ditch as may be necessary to maintain said water flow to drain this land to the East of said piece.

Meaning and intending to describe those same premises conveyed by Viola Marie Sullivan to Carole L. Cotton by deed dated March 11, 2019 and recorded in Book 3435, Page 633 at the Carroll County Registry of Deeds.

EXECUTED, this 12 day of September 2024.

Carole Cotton

Carole L. Cotton

STATE OF New Hampshire

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 12 day of September 2024 by Carole L. Cotton known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Vicki Weegar

Notary Public/Justice of the Peace/Comm. Of Deeds

Printed Name: Vicki L. Weegar

My Commission Expires: 2/3/26

