

**Commercial Sale****5062940****Active****1279 US Route 302****Bartlett****Unit/Lot****NH 03812****Listed: 9/25/2025****\$550,000****Closed:****DOM: 6**

**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1995  
**Building Area Total** 3,122  
**Building Area Source** Assessor  
**Total Available Area** 3,122  
**Total Available Area Source** Assessor  
**Zoning** Town Commercial  
**Road Frontage** Yes  
**Road Frontage Length**  
**Lot Size Acres** 0.36  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**

**Taxes TBD** No  
**Tax Year Notes**  
**Tax Annual Amount** \$2,201.00  
**Tax Year** 2025  
**Gross Income**  
**Operating Expense**  
**Net Income**

**Date Initial Showings Begin**

**Business Type** Business, Retail, Restaurant  
**Business Type Use** Convenience Store, Country Store, Food Service, Restaurant

**Directions** US Route 302/16 from North Conway to Glen, straight through the split of Rt. 16 and 302. Follow to property on left just before Bartlett Elementary School.

**Public Remarks** Come visit this excellent business opportunity in the heart of the White Mountains in Bartlett Village. Bart's Deli is a local staple with serious potential. Currently running as a convenience store and deli, it's fully equipped with a commercial kitchen, walk-in fridge, and everything you need to continue operating as the only convenience store and food service in this part of town! In the summertime, you will see lots of traffic from hikers and campers. In the winter, skiers of both Attitash and Bretton Woods will frequent here for their morning coffee and breakfast. Continue serving breakfast and lunch to a loyal local crowd, and don't forget the famous Prime Rib Fridays! The property comes with town approval for a 15-seat restaurant, a 18-seat function room, and an ice cream window that in the summer brings both tourists and local families alike. There is plenty of storage with a single bay garage and the second floor dry storage that could also be used as an office. Whether you want to run it yourself or bring in a tenant, this is a turnkey business in a high-traffic location with room to grow.

**STRUCTURE**

**Construction Materials** Wood Siding  
**Foundation Details** Concrete Slab  
**Roof** Shingle

**Building Number**  
**Total Units**  
**# of Stories** 2  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available**

**Basement** No  
**Basement Access Type**

**Ceiling Height**  
**Total Elevators**  
**Total Drive-in Doors** 1  
**Door Height**  
**Total Loading Docks**  
**Dock Levelers**  
**Dock Height**

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

**UTILITIES**

**Heating** Forced Air, Oil  
**GasNatAval**  
**Cooling** Mini Split  
**Water Source** Public  
**Sewer** Private  
**Electric** 200+ Amp Service

**Utilities** Telephone Available  
**Internet** High Speed Intrnt Avail

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

LOT & LOCATION

<b>Submarket</b> Conway/North Conway	<b>Lot Features</b> Level	<b>Waterfront Property</b> No
<b>Project Building Name</b> Bart's Deli	<b>Zoning Description</b> Commercial Zoning	<b>Water View</b>
		<b>Water Body Access</b>
<b>ROW Length</b>		<b>Water Body Name</b>
<b>ROW Width</b>		<b>Water Body Type</b>
<b>ROW Parcel Access</b>		<b>Water Frontage Length</b>
<b>ROW to other Parcel</b>		<b>Waterfront Property Rights</b>
		<b>Water Body Restrictions</b>
<b>Surveyed</b> Yes		
<b>Surveyed By</b>		

FEATURES

<b>Transport/Access</b> Major Road Access, State Highway, Paved	<b>Building Features</b> Additional Outbuildings, Security System
<b>Parking Features</b> Paved	
<b>Other Equipment</b> Air Conditioner	
<b>Air Conditioning Percent</b>	<b>Green Verification Body</b>
<b>Sprinkler</b>	<b>Green Verification Progrm</b>
<b>Signage</b>	<b>Green Verification Year</b>
	<b>Green Verification Rating</b>
<b>Railroad Available</b>	<b>Green Verification Metric</b>
<b>Railroad Provider</b>	<b>Green Verification Status</b>
	<b>Green Verification Source</b>
	<b>Green Verification NewCon</b>
	<b>Green Verification URL</b>

PUBLIC RECORDS

<b>Deed Recorded Type</b> Warranty	<b>Map</b> 5VILLG	<b>Tax Rate</b>
<b>Total Deeds</b>	<b>Block</b> -	<b>Tax Class</b>
<b>Deed Book</b> 3088	<b>Lot</b> 250A	
<b>Deed Page</b> 257	<b>SPAN#</b>	<b>Current Use</b> No
		<b>Land Gains</b> No
<b>Property ID</b>		<b>Assessment Year</b>
<b>Plan Survey Number</b>		<b>Assessment Amount</b>

DISCLOSURES

<b>Foreclosed/Bank-Owned/REO</b> No	<b>Financing-Current</b>
<b>Sale Includes</b> Building	<b>Financing-Possible Opt</b>
<b>Exclusions</b> Jukebox in Function Room and Wine Racks in store.	<b>Auction</b>
<b>Investment Info</b>	<b>Auction Date</b>
<b>Flood Zone</b> No	<b>Auction Time</b>
<b>Seasonal</b> No	<b>Auctioneer Name</b>
<b>Easements</b> No	<b>Auctioneer License Number</b>
<b>Covenants</b> Yes	<b>Auction Price Determnd By</b>

PREPARED BY

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