Commercial Sale
5089878
Active

87 Washington Street
Conway
Unit/Lot #

NH 03818

Listed: 5/20/2026 **$475,000**
Closed:
DOM: 0

County	NH-Carroll
VillDstLoc	
Year Built	1900
Building Area Total	4,600
Total Available Area Source	
Total Available Area	
Building Area Source	Assessor
Zoning	VC
Road Frontage	Yes
Road Frontage Length	
Lot Size Acres	1.00
Traffic Count	
Loss Factor Percentage	
Vacancy Factor	
Taxes TBD	Yes
Tax Annual Amount	
Tax Year	
Gross Income	
Net Income	
Operating Expense	
Business Type	Office

Activation Date

Directions Rt 16 North, turn left at the first light onto Washington Street, property will be on the right just before the split with East Side Road.

Public Remarks Located just off Main Street in Conway Village, this 4,600 sqft. commercial building is currently used as an office administration building with 15+ separate offices and several conference spaces. It would serve well for continued office or medical use, though a return to residential or multi-family may be a worthwhile investment. Serviced by Town Water and Sewer, there are many use options. The building has been well maintained over the years with newer vinyl siding and an 8-year old roof. Route 16 access is immediate, North Conway Village is minutes north, and the Saco River is just steps away!

STRUCTURE

Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete, Granite
Roof Metal, Shingle
Basement Yes
Basement Access Type Interior

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

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

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

PUBLIC RECORDS

Deed Recorded Type Quit Claim
Total Deeds
Deed Book 1381
Deed Page 999

UTILITIES

Heating Forced Air, Hot Water
Natural Gas Available
Cooling Central AC

Utilities Cable Available
Water Source Public
Sewer Public
Electric 200+ Amp Service
Internet High Speed Intrnt Avail

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

FEATURES

Parking Features On-Site, Parking Spaces 11 - 20, Paved
Other Equipment Sprinkler System

Building Features Additional Outbuildings

Air Conditioning Percent
Sprinkler Wet
Signage

Railroad Available
Railroad Provider

PREPARED BY

Austin S Hale
Phone: 603-781-1027
AustinH@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty
2633 White Mountain Hwy

North Conway NH 03860
Off: 603-356-5757
Info@BadgerPeabodySmith.com

Listed by: Austin S Hale/ Badger Peabody & Smith Realty

Property Address 87 ~~Main~~ Washington sqa Street
Conway, 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: **Municipal - Town of Conway**
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM
Size of Tank: _____
Type of system: **Municipal - Town of Conway**
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Badger Peabody & Smith Realty - North Conway, 2633 White Mountain Hwy North Conway NH 03860 Phone: (603) 781-1027 Fax: (626) 387-1514 87 Washington
Austin Hale

Property Address **87 ~~Main~~ Washington St Street**
Conway, NH 03818

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 sire 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 87 ~~Main~~ Washington Ave Street
Conway, 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 _____

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 X

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: **87 Main Street, Conway, NH 03818**

Unit Number (if applicable): _____

Town: **Conway**

SELLER — Date: 4/6/26

SELLER — 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

Badger Peabody & Smith Realty - North Conway, 2633 White Mountain Hwy North Conway NH 03860 Phone: (603) 781-1027 Fax: (626) 387-1514 87 Washington St.
Austin Hale

RECEIVED
1989 JUN 30 PM 3:02
CARROLL COUNTY
REGISTRY OF DEEDS

008192

STATE OF NEW HAMPSHIRE
STATE TAX COMMISSION
TAX ON TRANSFER OF REAL PROPERTY
R.S.A.78-B
JUN-30-'89
28.00

Total = 28.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that NORTHERN NEW HAMPSHIRE MENTAL HEALTH & DEVELOPMENTAL SERVICES, INC. of Washington Street, Conway, County of Carroll, State of New Hampshire, for consideration paid, grants to SHALLOW RIVER PROPERTIES, INC. a New Hampshire non-profit corporation having a principal place of business on Washington Street, Conway, County of Carroll, State of New Hampshire, with QUITCLAIM COVENANTS;

A certain parcel of land with the buildings thereon, situated in Conway Village in the Town of Conway, County of Carroll and State of New Hampshire, and bounded and described as follows:

Beginning at a stone post on the east side of the highway (known as Washington Street) leading from the Conway House to the covered Bridge over Saco River on land formerly owned by the heirs of the late Samuel Thom; thence South about forty-six degrees East one hundred and twenty five feet to a corner; thence South about eighteen and one-half degrees West on land formerly owned by the heirs of the said Samuel Thom to the Northeast corner of the Original House lot of Mrs. Rebecca J. Greenlaw; thence North about seventy-one and one-half degrees West on the North line of said Greenlaw's House lot, one hundred and forty-seven feet to said street; thence Northerly on said street to the first mentioned bound.

ALSO a certain tract or parcel of land, situate in Conway, County of Carroll and State of New Hampshire, in that part of said Town known as Conway Village, bounded and described as follows, to wit:

Beginning at an iron axle in a wire fence at the Northeast corner of land of grantee, on the South line of land of Arthur W. Seavey, at the Northwest corner of land herein conveyed; bearing South 59 degrees East, by land of said Seavey and by said fence, 103 feet to an iron pipe at a corner of fence; thence South 24 degrees 30 minutes West, by a wire fence and by land of said grantors, 204 feet to an iron pipe at a corner of fences at the Northeast corner of land of the Estate of Ethel M. McLellan; thence North 65 degrees 45 minutes West, by a wire fence and by land of said McLellan, 103 feet to an iron pipe at the Southeast corner of land of grantee; thence North 23 degrees East, by land of grantee, 219 feet to the bound begun at. Surveyed October 17, 1950 by Roger S. Burnell, Conway, New Hampshire.

BK 1381 PG 999

EXCEPTING AND RESERVING land conveyed by Lurena C. Garland, Executrix of the Estate of Frederick H. Sawyer to Arthur W. Seavey and Bernice E. Seavey, by deed dated September 20, 1963, recorded in Carroll County Records, said parcel is described as follows:

Beginning at an iron pipe at the West corner of the Arthur W. Seavey Lot; thence South 58 degrees 30 minutes East 40 feet 8 inches to an iron axle; thence South 59 degrees 0 minutes East 103.3 feet to an iron pipe corner, common to Arthur W. Seavey Lot to the Presidential Inn Company; thence South 22 degrees 23 minutes West 40.7 feet along the line between the Frederick H. Sawyer Estate and the Presidential Inn Company to an iron pipe; thence North 56 degrees 27 minutes West 149.0 feet to an iron pipe corner, common to the Southeast corner of the Sawyer Lot of the Beatrice C. Seavey Property; thence North 28 degrees 55 minutes East 33.75 feet to the point of beginning, containing approximately .12 acres.

ALSO EXCEPTING AND RESERVING a parcel of land conveyed by Lurena C. Garland, Executrix of the Estate of Frederick H. Sawyer ESTATE to Beatrice Seavey by deed dated September 20, 1963, described as follows:

Beginning at a stone post at the West corner of the Beatrice C. Seavey Apartment House Lot; thence South 58 degrees 30 minutes East 92.0 feet to an iron pipe corner, common to the Northwest corner of the Sawyer Lot of Arthur W. Seavey corner #2; thence along the line of the Sawyer Lot mentioned above, South 28 degrees 55 minutes West 33.75 feet to an iron pipe corner common to the Arthur W. Seavey lot and the Frederick Sawyer Estate; thence North 56 degrees 27 minutes West 92.0 feet to an iron pipe (a 36" Maple tree bears Southwest 4.0 feet); thence North 28 degrees 55 minutes East 30.0 feet to the point of beginning, containing approximately .07 acres.

MEANING AND INTENDING to convey the same premises conveyed to Northern New Hampshire Mental Health & Developmental Services, Inc. by deed of Theodore H. Nichols and Barbara W. Nichols, dated June 29, 1988, recorded in the Carroll County Registry of Deeds at Book 1338, Page 302.

Subject to mortgages of record which grantee assumes and agrees to pay.

WITNESS its hand this 19 day of June, 1989.

WITNESS:

NORTHERN NEW HAMPSHIRE MENTAL HEALTH & DEVELOPMENTAL SERVICES, INC.

By: _____

STATE OF NEW HAMPSHIRE
COUNTY OF Coos , SS.

June 19, 1989

Personally appeared the above-named person as representative of Northern New Hampshire Mental Health & Developmental Services, Inc. and being authorized so to do, executed the foregoing instrument for the purposes therein specified as the corporation's voluntary act and deed.

Before me,

_____
Justice of the Peace
~~Notary Public~~

My Commission Expires:_____

Property Card: **SHALLOW RIVER PROPERTIES INC**

Town of Conway, NH

Parcel ID: 265-135

Owner: SHALLOW RIVER PROPERTIES INC

Co-Owner:

Mailing Address: 87 WASHINGTON STREET CONWAY, NH 03818

Physical Location: 00087 WASHINGTON ST

General Information

State Class: 905
Class: EI
District No.: 9
Zone: VC
Total Acres: 1.000

Assessed Value

Land: $135,000
Use Value Land: $0
Buildings: $436,100
Total: $571,100

Sale History

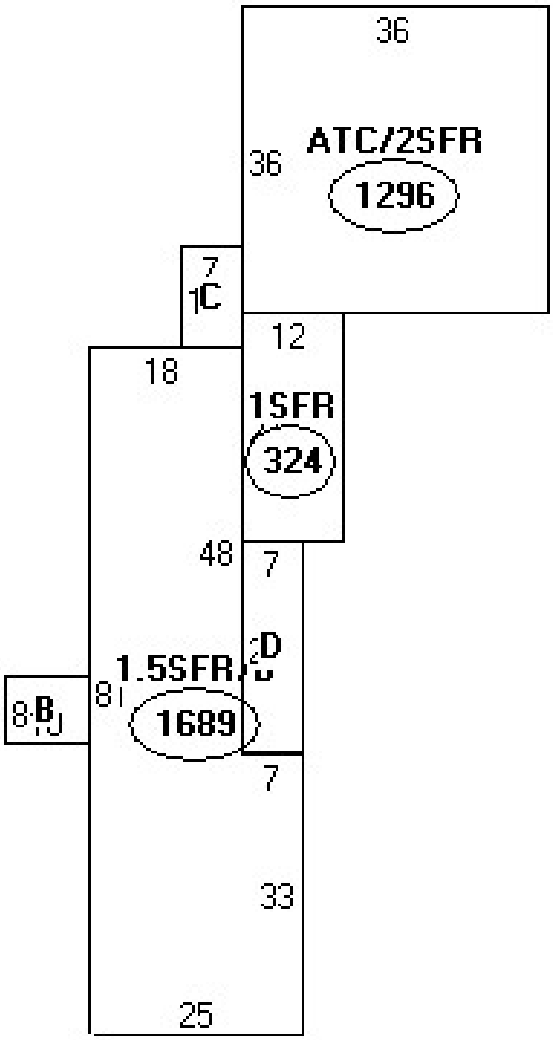
Book/Page: 01381-00999
Deed Date: 19890630
Sale Date: 0
Sale Type: 0
Sale Price: $0

Building Details

PPN # 8132
Series Card # 1
Living Units: 0
Style:
Year Built: 1900
Effective Year Built:
True TLA (incl. fin. bsmt):
TLA 0
Stories:
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:

WB/FP Openings:
Heating Type:
Heating Fuel Type:
Basement:
FBLA Size: 0
Attic:
Exterior Walls:
Basement / Garage:
CDU Cond Depr Util:
Grade:

BUILDING SKETCH



Descriptor/Area

A: 1.5SFR/B
1689 sqft

B: 1SFR
80 sqft

C: 1SFR/P
84 sqft

D: OFP
175 sqft

E: 1SFR
324 sqft

F: ATC/2SFR
1296 sqft

Invoice Number: 2025P02102602

Print

Current Owner	SHALLOW RIVER PROPERTIES INC	Due Date	1/16/2026
Current Owner 2		Bill Amount	$0.00
Billed Owner	SHALLOW RIVER PROPERTIES INC		
Location	87 WASHINGTON ST	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000265-000135-000000	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $571,100 at the time of this bill.

Assessment

Transactions

Invoice Number: 2025P01102402

Print

Current Owner	SHALLOW RIVER PROPERTIES INC	Due Date	7/1/2025
Current Owner 2		Bill Amount	$0.00
Billed Owner	SHALLOW RIVER PROPERTIES INC		
Location	87 WASHINGTON ST	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000265-000135-000000	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $571,100 at the time of this bill.

Assessment

Transactions

Invoice Number: 2024P02102202

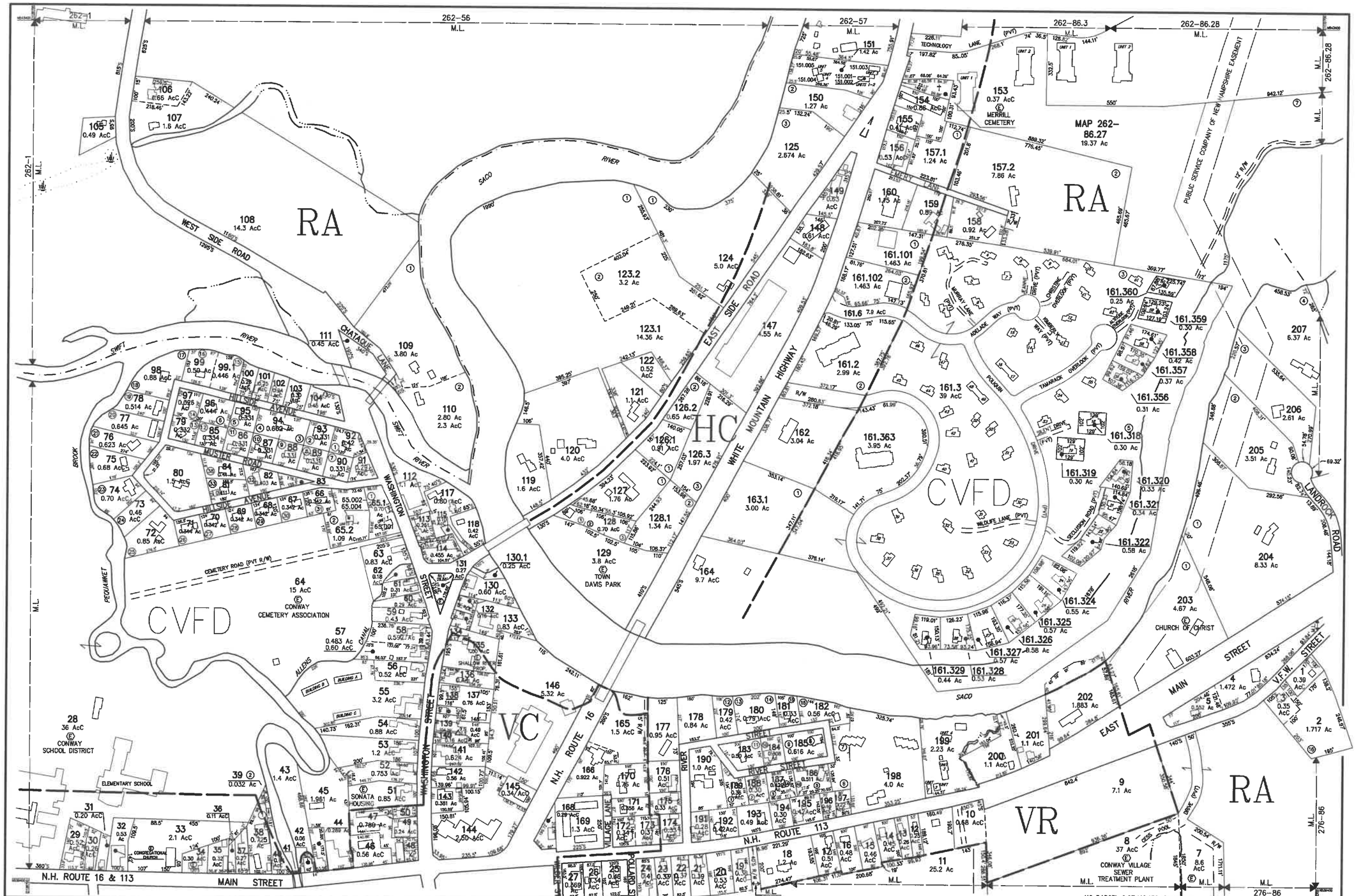
Print

Current Owner	SHALLOW RIVER PROPERTIES INC	Due Date	2/5/2025
Current Owner 2		Bill Amount	$0.00
Billed Owner	SHALLOW RIVER PROPERTIES INC		
Location	87 WASHINGTON ST	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000265-000135-000000	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $571,100 at the time of this bill.

Assessment

Transactions



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 26, 1998

COMPLETION DATE: DECEMBER 31, 1998

PRODUCED IN 1998 BY

CAI Technologies
Planning, Mapping, Geospatial Solutions
11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 - WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED . . . . . Ac
AREA CALCULATED . . . . . AcC
RECORD DIMENSION . . . . . 100'
SCALED DIMENSION . . . . . 100'S
MATCH LINE . . . . . M.L.
WATER . . . . . W

EXEMPT PROPERTY. . . . . E
SUBDIVISION LOT NO. 2
BUILDING. . . . . .
RIGHT OF WAY/ACCESS . . . . . R/W
COMMON OWNERSHIP. . . . . OR
WETLANDS. . . . . .

FEET SCALE 1" = 200'
METERS

REVISED TO : APRIL 1, 2021

PROPERTY MAPS

CONWAY

NEW HAMPSHIRE

INDEX DIAGRAM

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MAP NO.

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