

Commercial Sale
5062258
Active

101 Ossipee Lake Road
Tamworth
Unit/Lot...

NH 03886

Listed: 9/19/2025
Closed:
DOM: 3

\$650,000



County	NH-Carroll
VillDstLoc	
Year Built	2001
Building Area Total	2,140
Building Area Source	Public Records
Total Available Area	1,940
Total Available Area Source	Public Records
Zoning	Commercial
Road Frontage	Yes
Road Frontage Length	349
Lot Size Acres	2.19
Traffic Count	
Loss Factor Percentage	
Vacancy Factor	

Taxes TBD	No
Tax Year Notes	
Tax Annual Amount	\$7,294.00
Tax Year	2024
Gross Income	
Operating Expense	
Net Income	

**Date Initial Showings Begin****Business Type** Business, Opportunity**Business Type Use** Business w/ Real Estate

Property Panorama VTour

Directions RT. 16 to Rt. 41, take right on Ossipee Lake Road, 2nd property on left.

Public Remarks LAKES REGION OPPORTUNITY! Kennel & grooming business, along with a Cape style building on 2.19 level acres. Long history of servicing pets for loyal local clients & vacationers. Business equipped and ready to continue the services offered & more. Currently utilizing 15 dog kennels with an additional 16 units plus 3 feline multi level condos & more. Personalized grooming offered. Secure chicken coop & plenty of yard space. "Two Paws Up" for the excellent location! Situated on a well-travelled road, with easy access to Rt. 41, Rt. 16, and surrounding points both north & south. Country setting, but amongst many local businesses. Building includes a 2nd level apartment for wanting to work & live in an amazing area that offers so many 4 season activities to enjoy!

STRUCTURE

Structure Type Modular
Construction Materials Vinyl Siding
Foundation Details Poured Concrete
Roof Asphalt Shingle

Building Number
Total Units 2
of Stories 2
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available \$335.05

Basement Yes
Basement Access Type Interior
Basement Description Bulkhead, Concrete, Concrete Floor, Interior Stairs

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

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

UTILITIES

Heating Hot Air, Radiant, Propane, Multi Fuel, Oil
GasNatAval No
Cooling Other
Water Source Drilled Well, Private
Sewer 1500+ Gallon, Private, Septic Design Available, Septic
Electric 200+ Amp Service, Circuit Breaker(s)

Utilities Cable at Site
Internet Cable Internet

Fuel Company Carroll County
Phone Company
Cable Company Spectrum
Electric Company Eversource
Internet Service Provider Spectrum

LOT & LOCATION

Submarket Lakes Region
Project Building Name

Lot Features Deed Restricted, Level

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

Surveyed Yes
Surveyed By White Mountain Survey

FEATURES

Parking Features Driveway, Off Street, On-Site, Parking Spaces 1 - 10, Paved, RV Access/Parking

Building Features Inventory Included, Living Space Available, Security System

Accessibility Features 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Paved Parking, Zero-Step Entry Ramp, 1st Floor Laundry

Air Conditioning Percent
Sprinkler
Signage Unlimited
Railroad Available
Railroad Provider

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

PUBLIC RECORDS

Deed Recorded Type Warranty
Total Deeds
Deed Book 2964
Deed Page 217

Map 212
Block 00
Lot 23.15
SPAN#

Tax Rate

Tax Class

Current Use
Land Gains

Assessment Year
Assessment Amount

Property ID
Plan Survey Number

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Additional Buildings, Land/Building/Business, Building
Exclusions Seller's personal property. Minimal inventory.
Investment Info
Flood Zone No
Seasonal No
Easements No
Covenants Yes

Financing-Current
Financing-Possible Opt
Auction
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

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Listed by:

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