

Commercial Sale

5070678

Active

24 Pleasant Street

Conway

Unit/Lot...

NH

03818

Listed: 11/25/2025

Closed:

DOM: 9

\$899,000



County	NH-Carroll	Taxes TBD	No
VillDstLoc		Tax Year Notes	
Year Built	1940	Tax Annual Amount	\$6,792.00
Building Area Total	7,400	Tax Year	2024
Building Area Source	Plans	Gross Income	\$90,990
Total Available Area	7,400	Operating Expense	
Total Available Area Source	Plans	Operating Expense Incl.	Insurance, Snow Removal, Water /Sewer
Zoning	VC	Net Income	64,628.00
Road Frontage	Yes		
Road Frontage Length	97		
Lot Size Acres	0.39		
Traffic Count			
Loss Factor Percentage			
Vacancy Factor			



Date Initial Showings Begin

Business Type Investment, Office, Retail
Business Type Use Free Standing Building, Office Building

Property Panorama VTour

Directions Next to Absolute Title on Rte. 153 (Pleasant Street), one building back from the junction of Rte. 153 and Rte. 16.

Public Remarks Prime Investment Opportunity in Conway Village, the heart of the Mt. Washington Valley! This multi-use building offers versatile and flexible options for potential investors. With a total of 9 rental areas currently housing businesses ranging from a wellness center to an aesthetician, chiropractor, IT shop, lawyer, and more, there is plenty of potential for a variety of businesses to thrive in this location. The current owner, who is also a tenant, has taken pride in ownership and has made extensive updates and improvements to the property. Updates include electrical upgrades, newer hot water heaters, improved walls and insulation, flooring upgrades, and the addition of solar panels for energy efficiency in two of the units. This property offers both investment potential with good cash flow (grossing \$91k) as well as the option for an investor to use one or more of the units for their own business. The location is ideal, just one building back from Rt. 16 on Rt. 153 (Pleasant Street), offering excellent visibility and easy access for customers. Don't miss out on this opportunity to invest in a thriving business hub in the heart of the Mt. Washington Valley!

STRUCTURE

Construction Materials	Wood Frame	Building Number	
Foundation Details	Block, Fieldstone, Poured Concrete	Total Units	9
Roof	Metal	# of Stories	3
		Divisible SqFt Min	
		Divisible SqFt Max	
		List \$/SqFt Total Available	\$121.49
Basement	Yes		
Basement Access Type	Interior		
Basement Description	Partially Finished		

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

LEVEL			DESCRIPTION	FINANCIAL DETAILS
UNIT 1	Base...	Retail		Expenses - CAM
UNIT 2	Base...	Office		Expenses - Taxes
UNIT 3	1	Medical		Expense - Utility
UNIT 4		Retail		Expenses - Insurance
UNIT 5		Retail		Expenses - Management
UNIT 6		Retail		Expenses - Maintenance
UNIT 7		Medical		
UNIT 8				

UTILITIES

Heating	Baseboard, Direct Vent, Heat Pump, Hot Water, Multi Zone, Propane, Multi Fuel, Solar, Mini Split	Utilities	Cable, Propane
GasNatAval		Internet	Cable Internet
Cooling	Other, Mini Split		
Water Source	Public	Fuel Company	
Sewer	Public	Phone Company	
Electric	Circuit Breaker(s)	Cable Company	
		Electric Company	
		Internet Service Provider	

LOT & LOCATION

Submarket Conway/North Conway	Lot Features In Town, Major Road Frontage, Sidewalks	Waterfront Property Water View Water Body Access Water Body Name Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions
Project Building Name		
ROW Length		
ROW Width		
ROW Parcel Access		
ROW to other Parcel		
Surveyed		
Surveyed By		

FEATURES

Transport/Access Major Road Access, State Highway, Paved	Building Features Living Space Available, Public Restrooms, In-Unit Bathroom
Other Equipment Battery Smoke Detector, Air Conditioner	
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

PUBLIC RECORDS

Deed Recorded Type Warranty	Map 276	Tax Rate
Total Deeds	Block 274	Tax Class
Deed Book 3310	Lot .387	Current Use
Deed Page 781	SPAN#	Land Gains
Property ID		Assessment Year 2024
Plan Survey Number		Assessment Amount \$528,500

DISCLOSURES

Foreclosed/Bank-Owned/REO No	Financing-Current
Sale Includes Land/Building	Financing-Possible Opt
Exclusions	Auction
Investment Info	Auction Date
Flood Zone	Auction Time
Seasonal	Auctioneer Name
Easements	Auctioneer License Number
Covenants	Auction Price Determnd By

PREPARED BY

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