

Commercial Lease
5027064
Active

15 US Route 302
Bartlett
Unit/Lot #

NH 03838

Listed: 1/18/2025 \$8.00

Leased:

DOM: 310



County NH-Carroll
VillDstLoc
Year Built 1980
Construction Status
Building Area Total
Building Area Source
Total Available Area 2,400
Total Available Area Source Plans

Lease Amount Frequency Monthly
Lease/Sublease Lease
Lease Type NNN
Lease Term 36-60 Months
Zoning HC
Road Frontage Length
Lot Size Acres 1.78
Lot Size Square Feet 77,537
Traffic Count

Date Initial Showings Begin

Business Type Office, Retail

Directions Rt 16/302 North from North Conway to Glen Junction, follow Rt 302 straight, building on left after Grant's Supermarket.

Public Remarks This 2,400SF unit was renovated in 2022. It is well suited for retail use, medical use, or office space. Open concept floor plan with a 12x16 storage area or office at the rear of the building. At street level this space has excellent visibility from the junction of Rt. 302 and Rt. 16. There is abundant parking and great traffic generated from other tenants, which include Grant's Supermarket, Cranmore Health Partners, H&R Block, and Saco Bay Physical Therapy. Seeking a long-term, non-competing tenant for minimum of 36 months. NNN lease. Tenant will be responsible for all utilities including, but not limited to, HVAC, electricity, cable/phone/internet, janitorial, and tenant insurance. Additional rent of \$1.75/SF will cover share of CAM, snow removal, water/sewer, real estate taxes, and comprehensive insurance.

STRUCTURE

Construction Materials Brick Exterior
Foundation Details Concrete
Roof Membrane

Building Number
Total Units 5
of Stories 1
Divisible SqFt Min
Divisible SqFt Max

Basement No
Basement Access Type

Ceiling Height
Total Elevators
Total Drive-in Doors
Door Height

Total Loading Docks
Dock Height
Dock Levelers

UTILITIES

Heating Forced Air, Propane
GasNatAval
Cooling Central AC
Water Source Public
Sewer Shared
Electric 3 Phase

Utilities None
Internet High Speed Intrnt Avail

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT / LOCATION

Submarket Conway/North Conway
Project Building Name Glen Plaza

Zoning Description Commercial Zoning

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
ROWParcAc
ROWOthPar

FEATURES

Air Conditioning Percent 100	Green Verification Body
Sprinkler	Green Verification Progm
Signage	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

DISCLOSURES

Flood Zone	Seasonal
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PREPARED BY

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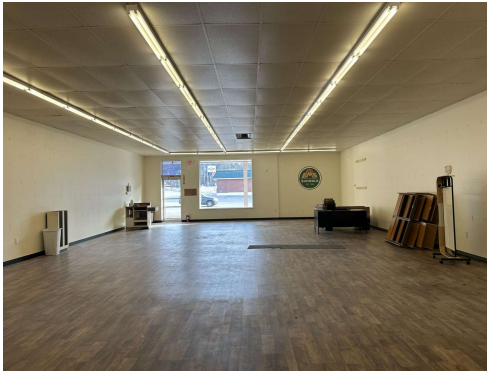
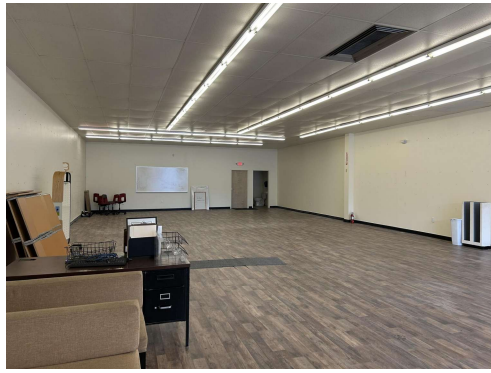
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15 US Route 302

Bartlett NH 03838



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Prep By: Badger Peabody & Smith
Austin S Hale

Listed by:

Austin S Hale / Badger Peabody & Smith Realty

Property Address **15 US Route 302**
Bartlett, NH 03838



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 - Lower Bartlett Water Precinct**
 Location: _____
 Malfunctions: _____
 Date of Installation: _____
 Date of most recent water test: _____
 Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: **Unknown**
 Type of system: **Tank and chambered leach field**
 Location: **west end of parking lot**
 Malfunctions: **none**
 Age of system: **30+ years**
 Date most recently serviced: _____
 Name of Contractor who services system: _____

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Bartlett, NH 03838

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.

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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 ☒

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: **15 US Route 302, Bartlett, NH 03838**

Unit Number (if applicable): **2**

Town: **Bartlett**

DocuSigned by:

 DB1BD03E1EE6488... SELLER

ALC, LLC

1/16/2025

 Date

 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

