

# Samuel Avery Building

WOLFEBORO, NH



HOSPITALITY OFFERING FOR SALE

PRESENTED BY:

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801



**MARK BOUZIANIS**  
Commercial Realtor  
O: 603.610.8500  
C: 603.498.5563  
mark@kwclcg.com  
NH #081074



**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
dave@kwclcg.com  
NH #004637



**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: 603.610.8500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

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126 S Main St, Wolfeboro, NH 03894



### OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	4,703 SF
Lot Size:	10,590 SF
Price / SF:	\$510.31
Year Built:	1850
Renovated:	2020
Zoning:	COMMERCIAL - C1 & C2

### PROPERTY OVERVIEW

Fully restored and meticulously renovated, the Samuel Avery House stands as a historic landmark in the heart of Wolfeboro, NH. Known as Pavilion Restaurant, the building was restored and nearly every component replaced, including floor joists, structural components, windows, all mechanicals and the roof. The restaurant has 52 seats indoors and 24 seats outdoors on a patio with a gas fire pit. The building also has rental units upstairs, currently leased as a spa, a room above the restaurant, perfect for private gatherings, and is approved for 2 apartments above. Additionally, approvals are in place for a 4-unit residential building. The restaurant is completely turn-key and ready to open. The building is eligible for listing in the National Register of Historic Places.

### PROPERTY HIGHLIGHTS

- Turnkey restaurant with 52 indoor and 24 outdoor seats in a strong 3-season tourist market
- Approvals in place for 2 apartments above and new 4-unit building
- Rental space currently occupied by a spa
- No high-end restaurant competition in the area
- Extensive, high-end, 2-year complete renovation completed in 2020

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### LOCATION DESCRIPTION

Perched above Wolfeboro Bay with seasonal views of Lake Winnepesaukee, The Samuel Avery House is ideally situated in the heart of Wolfeboro—directly across from Brewster Academy and adjacent to the award-winning Pickering House Inn. The property sits along the main corridor that circles the lake's perimeter. Wolfeboro, recognized as the oldest resort town in the United States, is celebrated for its charm and quintessential New England character. New Hampshire attracts over 14.6 million visitors each year, generating approximately \$7.5 billion in tourism revenue. "Winni," the state's largest lake at 21 miles long, serves as a summer retreat for many affluent residents, including several celebrities and billionaires. Brewster Academy, a private boarding school founded in 1820, hosts 350 students from 23 countries. In 2024, visitors to the Lakes Region spent an estimated \$168.8 million on food and dining alone.

DEMOGRAPHICS	1 MILE	10 MILES	20 MILES
Total Households	677	9,460	52,492
Total Population	1,524	21,302	121,986
Average HH Income	\$100,044	\$121,795	\$111,584

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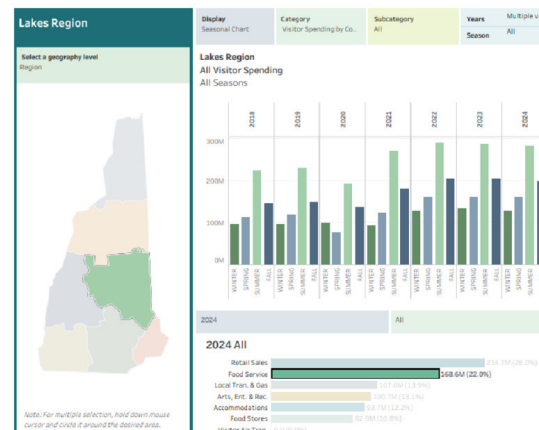
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The NH Lakes Region has experienced steady tourism growth since Covid and before.

- NH lakes Tourism Spending has increased from \$6.85 MM to \$7.97 MM between 2021 to 2024
- Spending on Food Service has increased from \$1.35 MM to \$1.69 MM between 2021 to 2024
- Person trips to the lakes region have increased from 2.6 MM to 3.0 MM between 2021 and 2024



Wolfeboro is lacking fine dining restaurant options to satisfy demand for the high-end segment and the high-income summer residents of Wolfeboro and the surrounding lakes.

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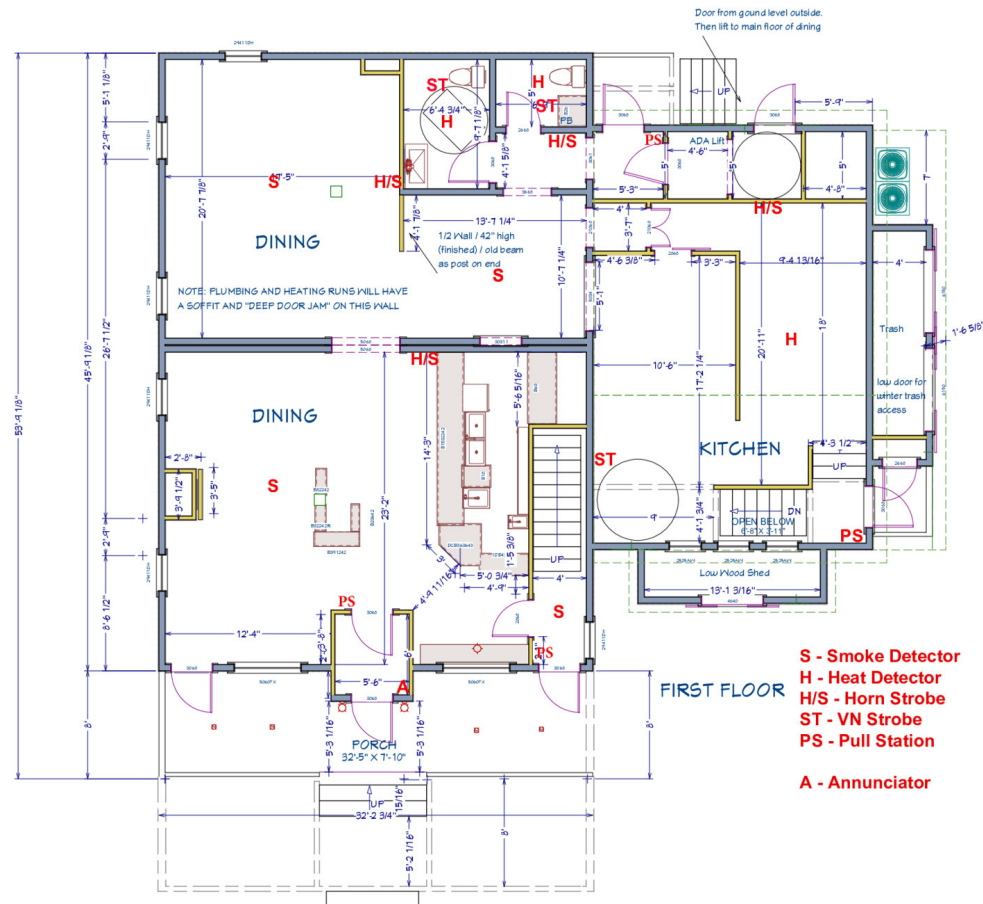
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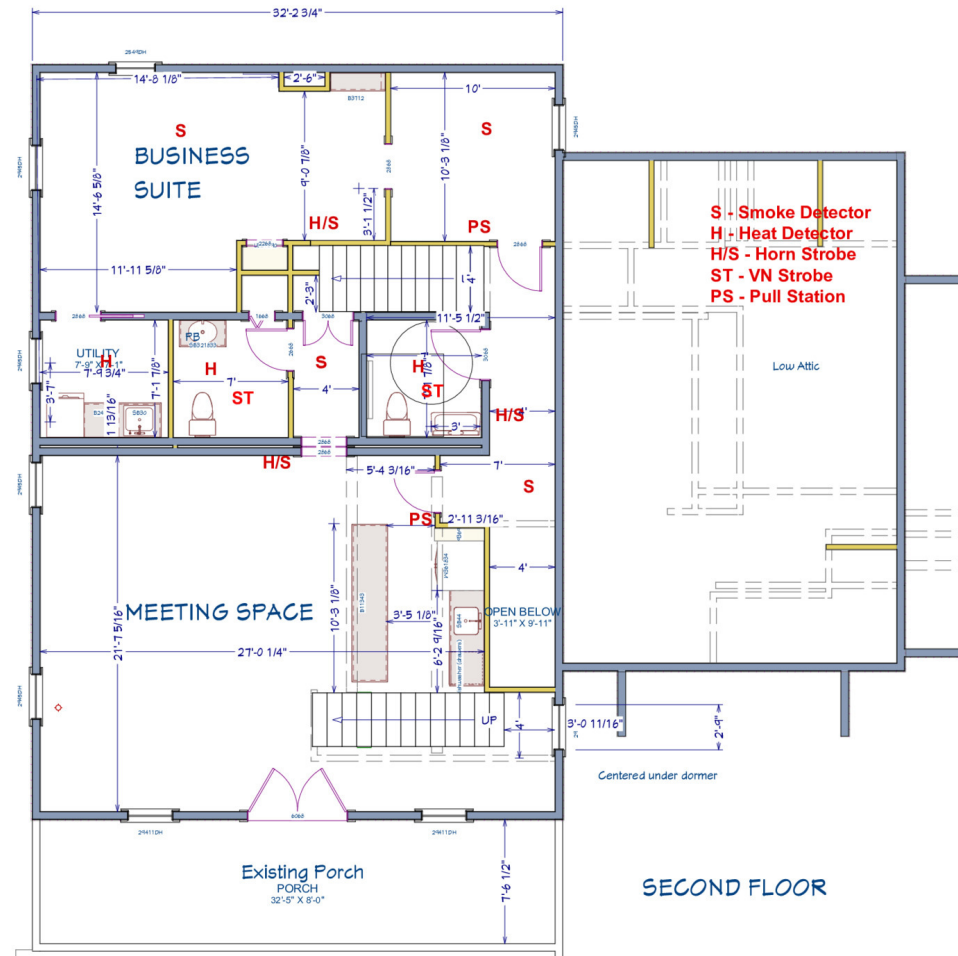
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