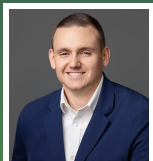




FOR SALE/LEASE

1667 WHITE MOUNTAIN HIGHWAY
SANBORNVILLE, NH 03872

5,000SF Highly Visible
Industrial Flex Space Available



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Property Summary



PROPERTY DESCRIPTION

Well-maintained commercial property offering 5,000 square feet on high-visibility Route 16 — one of New Hampshire's most traveled north/south corridors. The space features 2,000 SF of built-out office and showroom space with a kitchenette, and 3,000 SF of garage space with three 12-foot drive-in doors. Dedicated parking, small yard area, backup generator, and professional landscaping round out this versatile offering.

An excellent fit for an outdoor recreation company, service contractor, or any business seeking strong Route 16 exposure and signage opportunity in the heart of the Lakes Region.

OFFERING SUMMARY

Sale Price:	\$949,000
Lease Rate:	\$14 SF/yr (NNN)

LOCATION DESCRIPTION

1667 White Mountain Highway offers a strategic commercial location along Route 16, one of New Hampshire's primary north-south transportation corridors connecting the Seacoast, Lakes Region, and White Mountains. Positioned in Sanbornville, a village of Wakefield, the property benefits from strong year-round traffic counts, excellent visibility, and convenient regional access for businesses serving both local and seasonal populations.

The property is situated within New Hampshire's desirable Lakes Region, providing close proximity to Wolfeboro, Ossipee, and North Conway, while remaining accessible to southern New Hampshire and coastal Maine markets. The location offers a balance of commercial exposure and operational convenience, making it well suited for contractors, service companies, outdoor recreation businesses, showroom users, and other commercial operators seeking a highly visible Route 16 presence.

Location Map



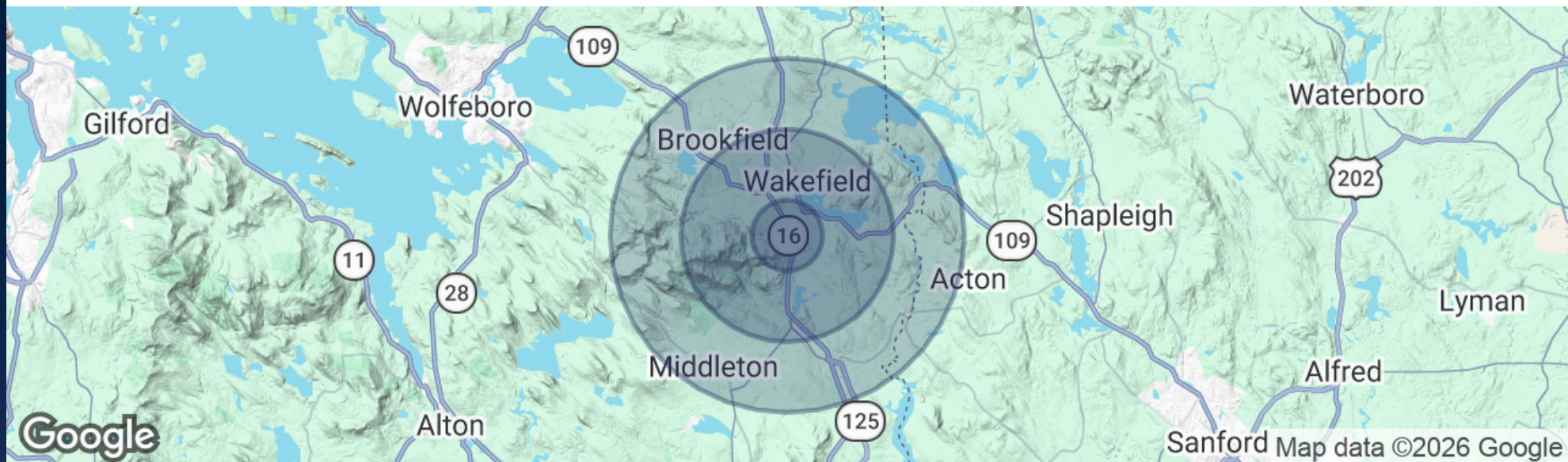
Interior Photos



Exterior Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	406	3,148	6,458
Average Age	44.3	44.6	46.5
Average Age (Male)	37.4	44.3	45.7
Average Age (Female)	43.9	43.1	46.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	140	1,199	2,495
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$96,348	\$110,975	\$117,287
Average House Value	\$290,630	\$293,005	\$315,915

2023 American Community Survey (ACS)