



List: 1/10/2025

Lease:

5026311



01/10/2025  
01:27 PM

**Listing Status** Active  
**Price - Lease** \$9.00  
**Price - Leased**  
**Per** SqFt  
**LseAmtFreq** Monthly  
**Lease Type** NNN  
**Lease Term** 36-60 Months  
**Lease/Sublease** Lease  
**Address** 129 West Main Street  
**City** Conway  
**State** NH  
**Zip Code** 03818

**Property Type** Commercial Lease  
**Sub Property Type** Office, Other, Retail  
**SqFt-Total Building** 5,129  
**SqFt-Total Available** 2,760  
**Divisible SqFt**  
**Divisible SqFt Max**  
**Divisible SqFt Min**  
**List \$/SqFt Total Available**  
**Days On Market** 0

**Remarks - Public** Formerly the Conway NAPA, this building is being offered for NNN lease for a variety of potential uses including retail and office. With high ceilings and a wide open floor plan there are many options to configure the space as needed for your business. There is a 12x12 office and bathroom attached. Landlord is offering build-out packages as needed. Tenant pays all utilities and additional \$1.50/SF CAM charge that includes plowing.

**Directions** Rt. 16 North to Conway, turn right onto West Main Street across from Kennett Middle School. Building is second on left after Hobbs St.

### General Property Information

**County** NH-Carroll  
**Village/Dist/Locale**  
**Year Built** 2002  
**Zoning** VC  
**Basement** No  
**Railroad Available**  
**Electric Company**  
**Fuel Company**  
**Phone Company**  
**Internet Service Provider**

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Lot Size Acres** 0.68  
**# of Stories** 1  
**Construction Materials** Clapboard Exterior  
**Foundation** Concrete  
**Roof** Shingle - Asphalt  
**Flood Zone**

**Ceiling Height**  
**Dock Height**  
**Door Height**  
**Total Drive-in Doors**  
**Dock Levelers**  
**Sprinkler**  
**Total Elevators**

**Fee**  
**Fee Frequency**



**Prepared By** Austin S Hale

**Agent Phone** Phone: 603-781-1027

**Office Name** Badger Peabody & Smith Realty - Off: 603-356-5757

### Property Features

**Heating** Forced Air, Propane  
**Cooling** Mini Split  
**Electric** 200 Amp  
**Sewer** Public  
**Utilities** None  
**Date - Initial Showings Begin**  
**Foreclosed/Bank-Owned/REO**

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Prep By: Badger Peabody & Smith Re...  
Austin S Hale

Listed by:

Austin S Hale / Badger Peabody & Smith Realty



Property Address 129 West Main St  
Conway, NH 03818



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](http://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**

Location: \_\_\_\_\_

Malfunctions: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

Date of most recent water test: \_\_\_\_\_

Problems with system: \_\_\_\_\_

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: \_\_\_\_\_

Type of system: **Municipal**

Location: \_\_\_\_\_

Malfunctions: \_\_\_\_\_

Age of system: \_\_\_\_\_

Date most recently serviced: \_\_\_\_\_

Name of Contractor who services system: \_\_\_\_\_

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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: 129 West Main St, Conway, NH 03818

Unit Number (if applicable): \_\_\_\_\_

Town: Conway

  
SELLER

**DW Electrical Contractors INC**

\_\_\_\_\_  
SELLER

1/10/24  
Date

\_\_\_\_\_  
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



**Property Card: DW ELECTRICAL CONTRACTORS  
INC**  
Town of Conway, NH



**Parcel ID:** 277-190

**Owner:** DW ELECTRICAL CONTRACTORS  
INC

**Co-Owner:**

**Mailing Address:**

622 MAIN STREET  
CONWAY, NH 03818

**Physical Location:**

00129 WEST MAIN ST

**General Information**

**State Class:** 331  
**Class:** CI  
**District No.:** 1  
**Zone:** VC  
**Total Acres:** 0.680

**Assessed Value**

**Land:** \$128,500  
**Use Value Land:** \$0  
**Buildings:** \$175,400  
**Total:** \$303,900

**Sale History**

**Book/Page:** 3765-474  
**Deed Date:** 20240402  
**Sale Date:** 20240402  
**Sale Type:** 2  
**Sale Price:** \$393,000

**Building Details**

**PPN #** 8029  
**Series Card #** 1  
**Living Units:** 0  
**Style:**  
**Year Built:** 2002  
**Effective Year Built:**  
**True TLA (incl. fin. bsmt):**  
TLA 0  
**Stories:**  
**Total Rooms:**  
**Total Bedrooms:**  
**Number Full Baths:**  
**Number Half Baths:**

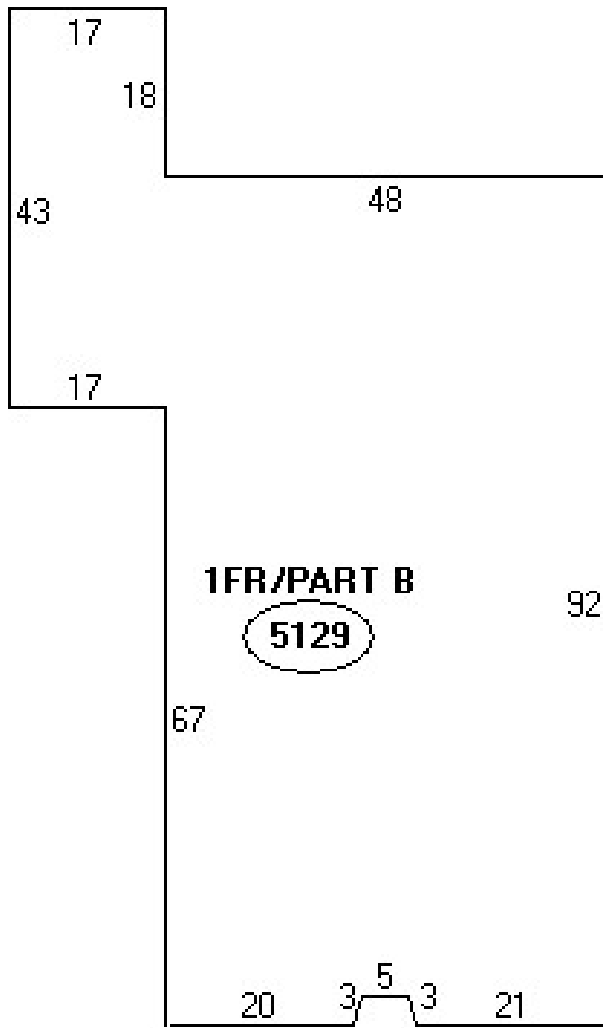
**WB/FP Openings:**  
**Heating Type:**  
**Heating Fuel Type:**  
**Basement:**  
FBLA Size: 0  
**Attic:**  
**Exterior Walls:**  
**Basement / Garage:**  
**CDU Cond Depr Util:**  
**Grade:**



[www.cai-tech.com](http://www.cai-tech.com)

This information is believed to be correct but is subject to change and is not warranted.

**BUILDING SKETCH**



Descriptor/Area

A: 1FR/PART B  
5129 sqft



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