BART'S DELI & GENERAL STORE

1279 U.S. 302 BARTLETT, NH 03812





OFFERING SUMMARY

PRICE:	\$550,000
BUILDING SF:	03122
LOT SIZE:	.36 ac
HEAT:	Force Hot Air
PARKING:	Private Lot
TRAFFIC COUNT:	5300
YEAR BUILT:	1995
ZONING:	Town C

PROPERTY OVERVIEW

- *Operates as the only convenience store and deli in this part of town.
- *Fully equipped commercial kitchen and walk-in refrigerator.
- *Approved for a 15-seat restaurant, 18–26 seat function room, and a seasonal ice cream window.
- * Includes a single-bay garage and second-floor dry storage (usable as office space).
- *Equipment & Inventory to be negotiated.

*This property offers a rare chance to own a well-established business with strong local roots and tourist appeal. Whether you're looking to operate it yourself or lease it out, it's a versatile investment in a prime location.



BADGER PEABODY & SMITH REALTY

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PROPERTY SUMMARY

1279 U.S. 302 | BARTLETT, NH 03812





Property Summary

Air Conditioning: Mini Splits. **Building SF:** 0 Dock Doors: Concrete Slab Foundation: Forced Hot Air, Oil Heat: Lot Size: 0.36 Acres Price: \$550,000 Year Built: 1995 Zoning: Town C

Property Overview

Come visit this excellent business opportunity in the heart of the White Mountains in Bartlett Village. Bart's Deli is a local staple with serious potential. Currently running as a convenience store and deli, it's fully equipped with a commercial kitchen, walk-in fridge, and everything you need to continuing operating as the only convenience store and food service in this part of town! In the summertime, you will see lots of traffic from hikers and campers. In the winter, skiers of both Attitash and Bretton Woods will frequent here for their morning coffee and breakfast. Continue serving breakfast and lunch to a loyal local crowd, and don't forget the famous Prime Rib Fridays! The property comes with town approval for a 15-seat restaurant, a 18-seat function room, and an ice cream window that in the summer brings both tourists and local families alike. There is plenty of storage with a single bay garage and the second-floor dry storage that could also be used as an office. Whether you want to run it yourself or bring in a tenant, this is a turnkey business in a high-traffic location with room to grow.

Location Overview

Nestled in the heart of the White Mountains, Bart's Deli is a cozy, all-in-one stop for locals and travelers alike. It's especially popular with hikers, campers, and skiers heading to nearby Crawford Notch, Attitash, or Bretton Woods.

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AUSTIN HALE

PROPERTY PHOTOS

1279 U.S. 302 | BARTLETT, NH 03812















PROPERTY PHOTOS

1279 U.S. 302 | BARTLETT, NH 03812

















Bart's Deli & Convenience store

FURNITURE FIXTURES AND EQUIPMENT LIST

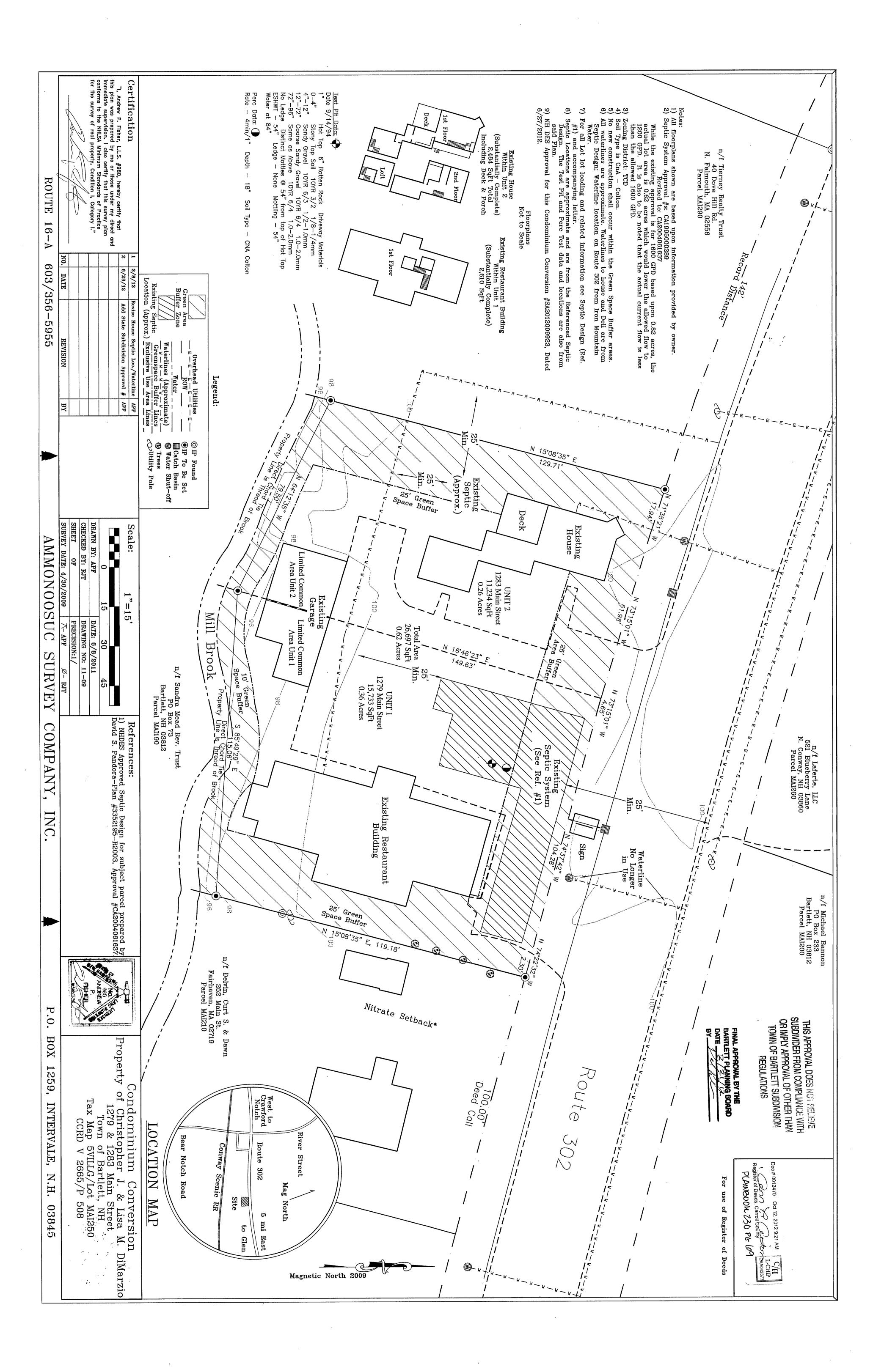
INCLUDED	CLUDED EXCLUDED			
LOCATION	QUANTITY	NAME OF ITEM	NOTES	
	2	3-door beer coolers - Precision		
	1	1-door freezer - True		
	1	3-door fridge - North American		
	1	Walk-in cooler - Harford		
	1	Sandwich bar (pizza station) 5' starmetal		
		Flat top grill - 3-burner - Wolf		
		6-burner stove/oven - Imperial		
		Baster - Holman		
		2-door pizza oven (4 shelves) - Bakers Pride		
		Sandwich bar 6' - North American		
		Pass thru display case - True		
		Sandwich/pizza warmer - Hatco		
		Capp/hot choc station - Bunn		
		Coffee brewing station, 2 pots - Bunn	4 pots total	
		2 year old POS computer w/2 registers		
		Soft Serve machine - 3 flavors - Taylor		
	2	Chest freezers, in ice cream area, 1 Kelvinator, 1?		
		Kitchen scale - CAS		
	2+	Fryolators w/baskets - Fry Master		
		Globe slicer		
	3	Chest freezers (in shed)		
		Epsom printer (copy, fax, scan)		
		Shake machine, 3 heads - Waring		
	3	Bakers rack w/28+ trays		
		Wooden rack (sweets)		
		Wooden & metal rack (sweets)		
	2	Plastic shelving - beer and wine area		
		Red wooden cabinet		
	6	Wire baskets (shopping)		
	3	4'5 steel work table w/ bottom shelf		
		Commercial can opener		
	3	Metal racks w/4 shelves - 4"		
	1	SS 6' rack w/4 shelves		
		24" underbody locking box (safe)		
		2-door ice merchandiser		
	4	Custom made aisle shelves		



Bart's Deli & Convenience store

FURNITURE FIXTURES AND EQUIPMENT LIST

INCLUDED			EXCLUDED
	1	Custom made spice rack	
		3-tiered wire basket	
		4-bin wooden display	
		Wooden display, 7 shelves	
		Pope security system	
		Camera security system	
		3-bay sink in ice cream	
		Hand sink in ice cream	
		3-bay sink kitchen	
		Hand sink in ice cream	
		Hand sink in prep area	
		Exhaust fan behind beverage coolers	
		Exhaust fan in storage area	
		Credit card system, 4 pieces	
		Dozens of hotel pans, metal	
		Dozens of plastic sandwich/pizza bar containers	
	2	Metal chip racks	
	Multiple	Coffee pots	
		Silverware	
		Plates, bowls	
		Fujitsu mini split	
		HP laser printer	
		Ansul system	
		Pots, pans, ladel, scrapers	
	4	Fire extinguishers	
	9+	Tables	
	Multiple	Chairs	
	2	High chairs	
	6	Bar chairs	
		Wire shelving in kitchen sink area	
		Slop sink in kitchen sink area	
		Custom built shelves in sotrage rom	
		Custom built bar in deli area	
		Custom built coffee station	
		Custom built shelf for the computer	
		Custom built register counter	
		Postcard & hiking stick rack	
		<u> </u>	
10.2.25			
-		•	•



Property Address 1279 US Route 302

Bartlett, NH 03812



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:

Austin Hale

WARED CLIPPLE CLIPPLE

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:

SYSTEM						
COW	n of Bour	HOH, HD				
	13 27					
Date of Installation:						
Date of most recent water test:						
tem:	-					
		med plan				
ho	NA	5				
serviced:						
or who servi	ces system: 6	TUIU				
	n:nt water test tem:POSAL SY	n: nt water test: tem: POSAL SYSTEM SCE autoc				

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Property Address 1279 US Route 302 Bartlett, NH 03812

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling? Yes \(\subseteq \text{No } \subseteq \)					
If yes, the SELLER hereby provides the BUYER with information relating to insulation:					
Location(s):					
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 sire assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services? Yes \[\subseteq \text{No} \subseteq \]					
perform a sire assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?					

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Property Address 1279 US Route 302 Bartlett, NH 03812

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 estate licensee in the state of New Hampshire: Yes No	ct) of this property a real
10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site? Yes No Unknown 16 Unknown 16 yes, then disclosure is required pursuant to RSA 141-E:23.	
11) PROPERTY ADDRESS:	
Address: 1279 US Route 302, Bartlett, NH 03812	
Unit Number (if applicable):	
Town: Bourtlett	
Town: Bartlett Welraid	9-16-25
SELLER	Date
SELLER	Date
The BUYER(S) hereby acknowledge receipt of a copy of this diexecution of the Purchase and Sale Agreement to which this is appended.	isclosure prior to the
BUYER	Date
BUYER	Date

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REGIONAL MAP BadgerPeabody & Smith COMMERCIAL 1279 U.S. 302 | BARTLETT, NH 03812 302 Jackson 16 GOODRICH FALLS Hadley's Purchase NOTCHLAND GLEN JERICHO SacoRiver SAWYERS RIVER ROGERS CROSSING 302 Hart's Location BARTLETT 302 Bartlett Hal 112 PASSACONAWAY Google Kancamagus Hwy Map data ©2025

BUSINESS MAP Badger Peabody & Smith COMMERCIAL 1279 U.S. 302 | BARTLETT, NH 03812 Purcháse NOTCHLAND **Bartlett Public Library** JERICHO United States Postal Service SAWYERS RIVER 302 ROGERS CROSSING Hart's Location BARTLETT Alpine Garden Camping 302 **Bartlet** Village & Winery **US Forest Service** The Tap House Northern Bites Crand Summit Hotel at Attitash Hale Josiah Bartlett Elementary 112 PASSACONAWAY Kancamagus Hwy Albany Google Map data ©2025