



SPERRY
COMMERCIAL REALTY ASSOCIATES

**650 LOST RIVER RD
NORTH WOODSTOCK, NH**

**OPERATIONAL LUXURY
TINY HOME RETREAT
WITH HUGE EXPANSION
POTENTIAL**



SAHIL MARIPURI
ASSOCIATE
603-858-4884



DAVE TANGUAY
SENIOR ASSOCIATE
603-674-1617





Investors Take Note — Operational Luxury Tiny Home Retreat on 6.6 Acres With 92%+ Occupancy & Huge Expansion Potential

Welcome to an extraordinary investment opportunity: a fully operational, highly profitable Luxury Tiny Home Retreat set on 6.6 private acres—inspired by the same elevated experience you'll find at Green House Getaways, where modern design meets nature, and guests escape into a world of warmth, relaxation, and refined simplicity.

This property already features beautifully crafted luxury tiny homes with stunning interiors, panoramic glass elements, warm natural wood, cozy lofts, spa-style bathrooms, high-end lighting, intimate fire pits, and immersive outdoor living spaces. Guests love the feeling of being wrapped in nature without sacrificing comfort—resulting in an impressive 92%+ year-round occupancy and a proven track record of strong nightly rates.

Even better? It requires minimal management, making it an ideal investment for both seasoned operators and first-time hospitality owners.

But the real magic lies in the untapped upside...

A Rare Chance to Triple the Revenue-Generating Footprint!

With 6.6 acres of prime, usable land, you have the ability to dramatically expand the existing retreat, potentially tripling the current number of luxury tiny homes. Imagine adding more units designed with the same aesthetic guests rave about—expansive glass fronts, modern timber interiors, hot tubs under the stars, private decks, and curated outdoor amenities.

The demand is already here. The brand identity, guest satisfaction, and booking consistency are proven. The platform is in place. All that's needed is an investor with the vision to scale it

HIGHLIGHTS

While currently owner-managed, the property has a professional third-party management company in place and ready to assume operations upon sale at an agreed rate. Based on this structure, post-transition NOI is projected at approximately \$120,000 annually, offering the buyer a fully managed, turnkey investment.

- Turnkey, luxury tiny home resort with established operations
- Fully managed opportunity with minimal day-to-day involvement
- Consistent occupancy exceeding 92%
- Premium ADR driven by high-end design and guest experience
- Strong repeat bookings and loyal guest following
- High percentage of direct bookings (55%), reducing reliance on OTAs
- Year-round demand in a four-season destination market
- Exceptional location in Lincoln / North Woodstock — New Hampshire's top short-term rental market
- 6.6-acre site with substantial expansion potential
- Ability to triple the existing unit count
- Outstanding guest reviews: 4.96 Airbnb rating (Superhost / Guest Favorite) and consistent 5-star Google reviews
- Custom-built tiny homes by Backcountry Tiny Homes
- Entire property is newly developed, including site work, homes, septic, and well

More than land, this is a successful luxury retreat with a loyal following, premium branding, and meaningful upside for the next owner.

Opportunities that combine cash flow, scalability, and experiential luxury in New England are exceptionally rare.

FOR SALE | 650 Lost River Road

INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL VIEW



**650 Lost
River Road**

**Loon
Mountain**