

Commercial Sale

5011086

Active

1174 US Route 2

Randolph

Unit/Lot

NH

03593

Listed: 8/23/2024

Closed:

DOM: 452

\$1,200,000



County

VillDstLoc

Year Built

Building Area Total

Building Area Source

Total Available Area

Total Available Area Source

Zoning

Road Frontage

Road Frontage Length

Lot Size Acres

Traffic Count

Loss Factor Percentage

Vacancy Factor

NH-Coos

8,060

Public Records

8,060

Public Records

Residential-A

Yes

5.52

Taxes TBD

Tax Year Notes

Tax Annual Amount

Tax Year

Gross Income

Operating Expense

Net Income

No

\$15,590.00

2024



Date Initial Showings Begin

Business Type

Business Type Use

Business, Hospitality, Investment

Bed/Breakfast, Business w/ Real Estate, Lodging

Property Panorama VTour

Directions From Gorham, NH, take Route 2 and follow for approximately 11.5 miles. The Inn will be on your right. From Lancaster, take Route 2 and follow for approx 15 miles. From Route 93N, take Exit 35. Follow Route 3 to Route 115. Follow Route 115 to Route 2 and take a right.

Public Remarks Set on 5.52± acres in New Hampshire's White Mountains, The Inn at Bowman offers a fully renovated, income-producing property ready for new ownership. Featuring 13 quest rooms and 14.5 baths across the Main House (1956) and Carriage House (1991), the Inn has been updated with modern plumbing, wiring, and amenities between 1990 and 2020. The Main House offers eight private quest rooms, two with full kitchens, and mini-split AC units throughout most rooms and common areas. Guests enjoy a modern kitchen with cozy pellet stove, a sunroom with stunning views, and outdoor heated pool and hot tub. The Carriage House provides five additional quest rooms, two with kitchens, offering flexible rental options. Additional features include a 1,532± SF two-car garage ideal for storage or potential expansion. The property's location offers easy access to hiking, skiing, golf, and snowmobiling, ensuring strong year-round demand. Currently operated as a luxury AirBnB hosting families, retreats, and reunions, the Inn also offers opportunity for seasonal or long-term rentals. With proven rental history, excellent condition, and spectacular mountain views, The Inn at Bowman presents a rare investment in a prime four-season destination.

STRUCTURE

Construction Materials

Foundation Details

Roof

Wood Frame, Clapboard Exterior

Concrete Slab, Slab w/ Frost Wall

Asphalt Shingle

Building Number

Total Units

of Stories

Divisible SqFt Min

Divisible SqFt Max

List \$/SqFt Total Available

2

13

2

Basement

Basement Access Type

Basement Description

Yes

Interior

Climate Controlled, Concrete Floor, Full, Partially Finished, Interior Stairs, Storage Space

Ceiling Height

Total Elevators

Total Drive-in Doors

Door Height

Total Loading Docks

Dock Levelers

Dock Height

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

UTILITIES

Heating

GasNatAval

Water Source

Sewer

Electric

Hot Water, Propane, Oil, Pellet Stove

Drilled Well

1000 Gallon, 1500+ Gallon, Existing Leach Field

100 Amp Service, 200+ Amp Service, Circuit Breaker(s)

Utilities

Internet

Cable

High Speed Intrnt at Site

Fuel Company

Phone Company

Cable Company

Electric Company



Internet Service Provider

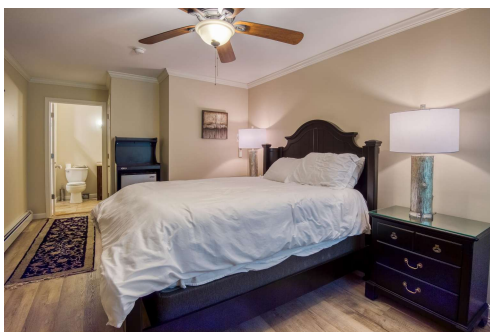
LOT & LOCATION		
Submarket		
Project Building Name	The Bowman Inn	Lot Features Country Setting, Landscaped, Major Road Frontage, Mountain View
ROW Length		Waterfront Property
ROW Width		Water View No
ROW Parcel Access		Water Body Access
ROW to other Parcel		Water Body Name
		Water Body Type
		Water Frontage Length
		Waterfront Property Rights
		Water Body Restrictions
Surveyed	Yes	
Surveyed By		

FEATURES	
Parking Features On-Site	Building Features Furniture Included, Living Space Available, Smoke/Heat Detectors, Programmable Thermostat
Other Equipment Smoke Detector	
Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Progrm
Signage Adequate	Green Verification Year
	Green Verification Rating
Railroad Available	Green Verification Metric
Railroad Provider	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS		
Deed Recorded Type Warranty	Map R14	Tax Rate
Total Deeds	Block 0	Tax Class
Deed Book 1587	Lot 8	
Deed Page 289	SPAN#	Current Use No
		Land Gains
Property ID		Assessment Year
Plan Survey Number		Assessment Amount

DISCLOSURES	
Foreclosed/Bank-Owned/REO No	Current Financing Assumable
Sale Includes Equipment, Land/Building/Business	Financing-Possible Opt
Exclusions A complete Furniture Fixtures and Equipment list is available that lists items included and excluded in the sale.	Auction
Investment Info	Auction Date
Flood Zone	Auction Time
Seasonal No	Auctioneer Name
Easements	Auctioneer License Number
Covenants	Auction Price Determnd By

PREPARED BY	
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Cozy Sunroom



Dining Room or Use as a Meeting Room



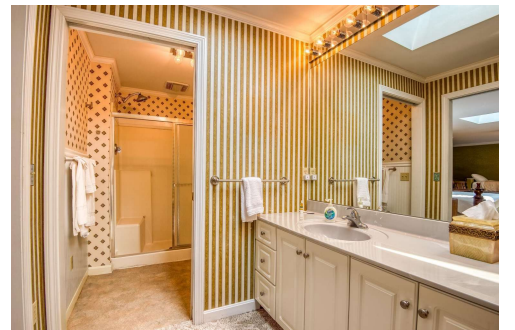
Main Level Apartment



Apartment Kitchen



Main House Second Floor Hallway





Pool AND Views!!



Stories Around the Firepit

