

For Sale

**Viewland Campground
Bay Hill Road
Alton, NH 03810**



- Description:** Prime 56 approved (45 occupied) Viewland Camp Sites
9 +/- acres on rolling hill overlooking Alton Bay
- Utilities:** Water from Town of Alton & Private septic service entire site, Electricity, Cable and Internet are available to the site.
- Access:** Via Bay Hill Road
- Zoning:** R-Res
- Topography:** Sloping and Rolling
- Sale price:** \$1,100,000.00
- Additional Info:** Campground owns Site #7,19 &30 and can be sold post-closing. Site 26 is currently on market for \$23,000.00. Site 17 on Market for \$8,000.00.



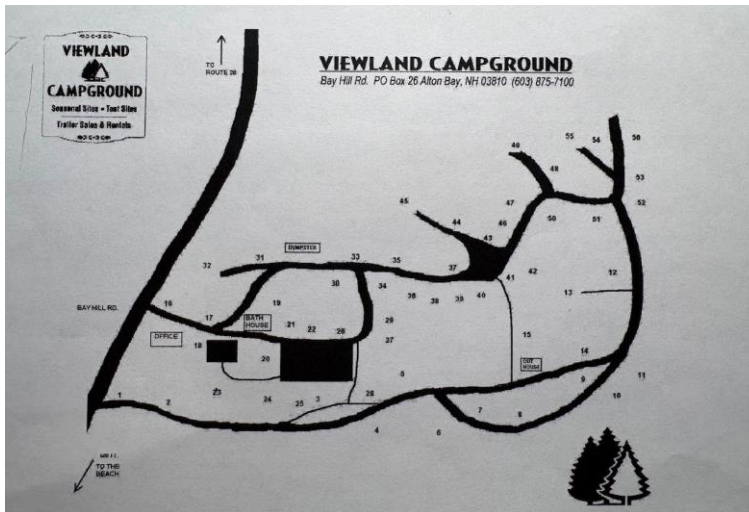
Stebbins Commercial Properties LLC

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Site Data:

Site Acres:	9.3 +/- Acres irregular shape.
Frontage:	Bay Hill Road
Zoning:	R-Res (Zoning reg attached)
Map & Lot:	Map 33 Lot 77
Character:	Flat, rolling and sloping topography, heavily wooded between Campsites with some granite outcroppings with little to no observable wetland
Expansion/ Subdivision:	Subject to Zoning and Planning Board approval
Comments:	Rare opportunity to own an established seasoned campground on Alton Bay. This beautiful strategically located Campground offers positive consistent cash with little turnover. Former owner is willing to advise on operations post-closing.

Sale Information:

Sale price:	\$1,100,000.00
Taxes:	\$6,699.00/year
NOI:	\$94,337.00
Cap Rate:	8.6%



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