

**Commercial Sale**  
**4947714**  
**Active**

**3245 White Mt Highway**  
**Conway**  
**Unit/Lot #**

**NH 03860**

**Listed: 4/5/2023**  
**Closed:**  
**DOM: 609**  
**\$1,375,000**



**County** NH-Carroll  
**VillDstLoc** North Conway  
**Year Built** 1952  
**SqFt-Total Building**  
**SqFt-Total Source**  
**SqFt-Total Available**  
**SqFt-Apx Building Source**  
**Zoning** Highway  
 Commercial  
**Road Frontage** Yes  
**Road Frontage Length** 643  
**Lot Size Acres** 5.10  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**

**Taxes TBD** No  
**Tax Year Notes**  
**Tax Annual Amount** \$17,334.00  
**Tax Year** 2023  
**Gross Income**  
**Operating Expense**  
**Net Income**



**Date Initial Showings Begin**

**Sub Property Type** Business, Development, Hospitality, Investment, Opportunity

Property Panorama VTour

**Directions** Heading North on RT16 past Memorial Hospital, motel will be on right.

**Remarks - Public** Located in the heart of North Conway, come see this motel with a strong tradition of success in the Mount Washington Valley. With 22+ rooms in three buildings, an owner's quarters, garage and 5.097 acres of developable land, the possibilities are endless with this location, especially with town water and sewer. The motel faces the Moats across the street and has over 600 feet of road frontage on Route 16 / White Mountain Highway. In minutes, you can be skiing at Cranmore Mountain, shopping in North Conway village and walking in Whitaker Woods. Come visit!

**STRUCTURE**

**Construction Materials** Wood Frame, Clapboard Exterior  
**Foundation** Concrete  
**Roof** Shingle - Asphalt

**Building Number** 3  
**Total Units** 22  
**# of Stories** 2  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available**

**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Dirt Floor, Stairs - Exterior, Stairs - Interior, Unfinished

**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** Hot Water, Oil  
**GasNatAval** No  
**Water Source** Public  
**Sewer** Public

**Utilities** Cable - Available  
**Internet** None

**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**  
**Internet Service Provider**

**LOT & LOCATION**

**Submarket**  
**Project Building Name**

**Lot Features** In Town, Near Country Club, Near Golf Course, Near Paths, Near Shopping, Near Skiing, Near Snowmobile Trails, Near Railroad, Curbing, Major Road Frontage, Mountain View, Sloping, Trail/Near Trail, View, Wooded, Near Hospital  
**Zoning Description** Business District, Commercial Zoning

**Waterfront Property**  
**Water View**  
**Water Body Access**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**

**Water Body Name**

**Surveyed**  
**Surveyed By**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**FEATURES**

**Transport/Access** Major Road Access, State Highway, Town Highway, Paved  
**Parking** Driveway, On-Site, Parking Spaces 21+, Paved  
**Equipment** CO Detector, Satellite Dish, Smoke Detector

**Features - Commercial** Smoke/Heat Detectors  
**Features - Accessibility** Paved Parking, 1st Floor Laundry

**Air Conditioning Percent**  
**Sprinkler**  
**Signage** Adequate

**Green Verification Body**  
**Green Verification Program**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**Railroad Available**  
**Railroad Provider**

**PUBLIC RECORDS**

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 2798  
**Deed - Page** 982

**Map** 215  
**Block** 0  
**Lot** 46  
**SPAN#**

**Tax Rate**  
**Tax Class**

**Current Use**  
**Land Gains**

**Property ID**  
**Plan Survey Number**

**Assessment Year**  
**Assessment Amount**

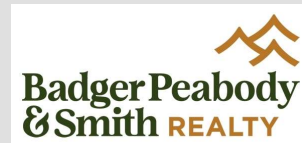
**DISCLOSURES**

**Foreclosed/Bank-Owned/REO** No  
**Sale Includes** Land/Building/Business  
**Items Excluded** Personal items and furniture in main building and owners living quarters will not be included. List to be provided.  
**Investment Info**  
**Flood Zone** No  
**Seasonal** No  
**Easements**  
**Covenants**

**Financing-Current**  
**Financing-Possible Opt**  
**Auction**  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**PREPARED BY**

Ralph Cronin  
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**My Office Info:**  
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Prep By: Badger Peabody & Smith  
Ralph Cronin

Listed by:

Ralph Cronin / Badger Peabody & Smith Realty

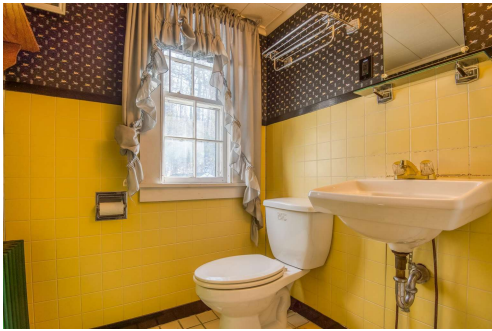




Representative Motel Room







Representative Motel Room



Representative Motel Room



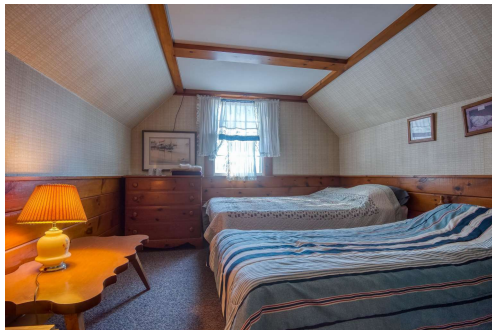
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