

Commercial Sale
5085416
Active

2659 NH Route 16
Albany
Unit/Lot #

NH 03818

Listed: 4/25/2026
Closed:
DOM: 94

\$375,000



County NH-Carroll
VillDstLoc
Year Built 1990
Building Area Total 1,784
Building Area Source Public Records
Total Available Area 1,784
Total Available Area Source Public Records
Zoning None
Road Frontage Yes
Road Frontage Length 605
Lot Size Acres 6.02
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$2,150.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Retail
Business Type Use Business w/ Real Estate, Country Store

Directions Rt 16 South for approximately 8 miles from lights in Conway. 1 mile south of the Piper Trail sign, and just .2 mi after the World Fellowship sign, property is on the left. Or heading north, property on right .2 mi after WELCOME to Albany sign. The 600 ' frontage

Public Remarks EXCITING BUSINESS OPPORTUNITY. Own this sweet Log cabin ready for your ventures with its loveable rustic charm and excellent highway exposure. Recently cleaned and running as an antiques & collectibles year-round store, the inviting space has been transformed into a warm and welcoming experience. Step into this newly established business with plenty opportunity for expansion OR launch your own ideas in this easy access location, midway between the Lakes and Mountain Regions on the NH Rt 16 corridor. With high traffic count and 600 ' road frontage, plus two circular drives for easy parking and posturing, enhanced by its large commercial signage to introduce your ideas to the local community and vacation traffic. A heated detached workshop with an attic plus additional showroom/trailers for storage. The home's inviting farmers' porch welcomes you inside to beautiful beams, cathedral ceiling and a newly open floorplan that meanders into multiple rooms. The plumbing for the former kitchen, when this cabin was used as a home/business, has been capped off during present ownership. Beautiful open space, as most partitions were removed, with many windows capturing the sunlight and a serene backyard views. 6 acres includes a stream, meadows, woods and wetlands, creating a natural and scenic habitat for wildlife too. Operating as a co-op style store there are currently 6 vendors contributing to income, (many would love to stay on). A turn-key business opportunity to step into for income, hobby or antique enthusiasts. Nestled into the gateway of the Mt Washington Valley, this authentic log home w/ addition welcomes your own creative ideas as a great space for art, yoga studio, professional office, fishing & tackle shop or many other business ideas. Located 2.4 miles to Chocorua Lake and 1 mile to the Piper Trail at Mt Chocorua, just 8 miles south of Conway in the Mt Washington Valley.

STRUCTURE

Construction Materials Log Home, Log Exterior
Roof Metal
Foundation Details Concrete
Basement No
Basement Access Type

Building Number
Total Units 1
of Stories 1
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTot

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors
Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Retail	
UNIT 2			
UNIT 3			
UNIT 4			
UNIT 5			
UNIT 6			
UNIT 7			
UNIT 8			

UTILITIES

Heating Direct Vent, Forced Air, Monitor Type, Propane, Pellet Stove
Cooling None
Water Source Dug Well, Private
Sewer 1000 Gallon, Leach Field, Private, Septic
Electric Circuit Breaker(s)
Utilities Cable Available
Internet High Speed Intrnt Avail

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

LOT & LOCATION

Submarket Conway/North Conway	Waterfront Property
Project Building Name	Water View
	Water Body Access
	Water Body Name
ROW Length	Water Body Type
ROW Width	Water Frontage Length
ROW Parcel Access	Waterfront Property Rights
ROW to other Parcel	Water Body Restrictions
Lot Features Rural, Country Setting, Level, Major Road Frontage, Stream, Trail/Near Trail, Wetlands, Wooded	
Zoning Description Commercial Zoning, Residential	
Surveyed Unknown	
Surveyed By E.R.O'Brien	

FEATURES

Parking Features Driveway, Off Street, On-Site, Parking Spaces 6+, Unpaved	Building Features Additional Outbuildings, Living Space Available, Wetlands, In-Unit Bathroom
	Accessibility Features 1st Floor Full Bathroom, 1st Floor Hrd Surface Flr, Access to Parking, One-Level Home
AirCond%	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

DeedRecTy Warranty	Map 03	Tax Rate
Total Deeds	Block -	Tax Class
Deed Book 3788	Lot 47	
Deed Page 418	SPAN#	Current Use
		Land Gains
PropID		Assessment Year
PlanSurv#		Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No	Right of First Refusal
Sale Includes Additional Buildings, Land/Building	
Exclusions 6 vendors have content on display that will not part of the selling price. Most of Owner's content, furnishings & chattel is included in business.	Auction
Investment Info	Auction Date
Flood Zone	Auction Time
Seasonal	Auctioneer Name
Easements	Auctioneer License Number
Covenants	Auction Price Determnd By

PREPARED BY

Bernadette Donohue

Cell: 207-542-9967

BernieD@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty

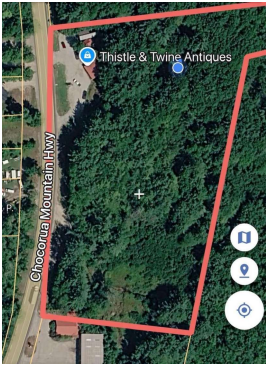
2633 White Mountain Hwy

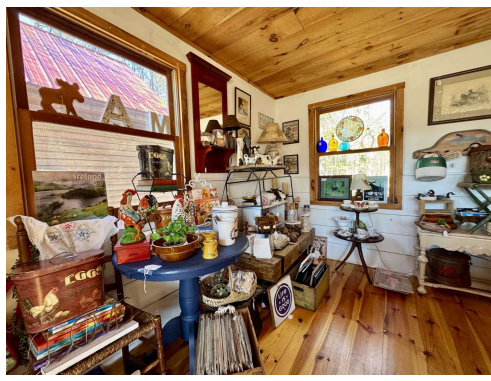
North Conway NH 03860

Off: 603-356-5757

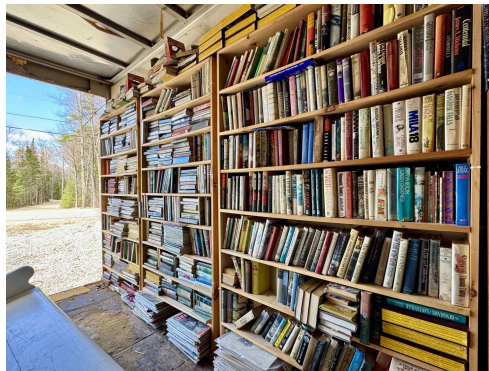


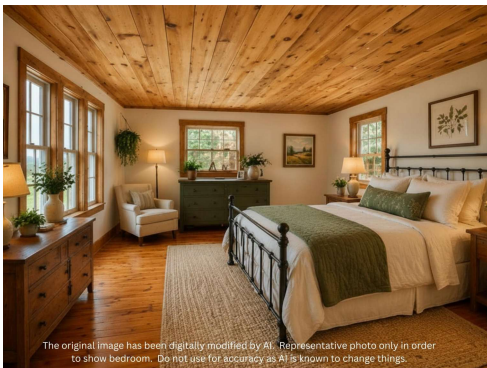
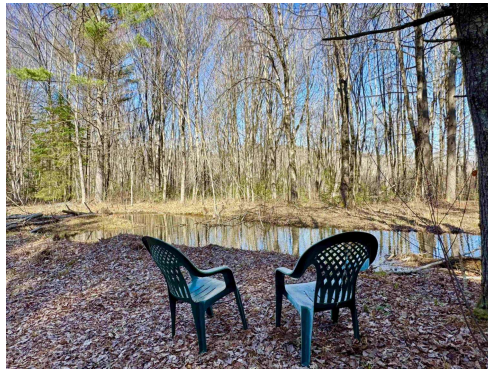








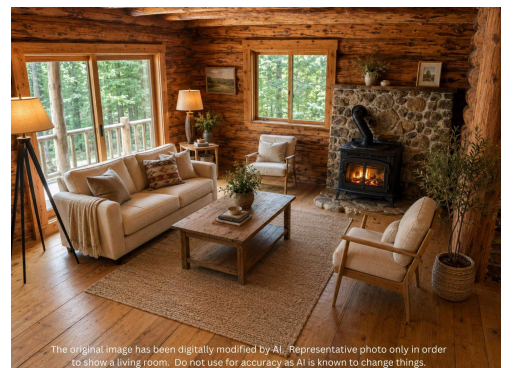




The original image has been digitally modified by AI. Representative photo only in order to show bedroom. Do not use for accuracy as AI is known to change things.



The original image has been digitally modified by AI. Representative photo only in order to show a kitchen room. Plumbing, but not kitchen exists. Do not use for accuracy as AI is known to change things.



The original image has been digitally modified by AI. Representative photo only in order to show a living room. Do not use for accuracy as AI is known to change things.

Property Address 2659 RT16 ALBANY NH 03818



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: 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:

WATER SUPPLY SYSTEM

Type: WELL
Location: BEHIND SHOP
Malfunctions: NONE
Date of Installation: 1989
Date of most recent water test: N/A
Problems with system: NO

SEWERAGE DISPOSAL SYSTEM

Size of Tank: 1000
Type of system: PIPE + STAKE
Location: SOUTH SIDE BUILDING
Malfunctions: NONE
Age of system: 1989
Date most recently serviced: N/A
Name of Contractor who services system: N/A

Property Address 2659 RT116 ALBANY N.H.

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

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 site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 2659 RT 16 Albany NH 03818

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 N/A

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 2659 RT 16

Unit Number (if applicable): _____

Town: Albany NH 03818

[Signature]
SELLER
[Signature]
SELLER

4/20/26

Date

4-20-26

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

Alpine Title Services
6 Pleasant Street
Conway, NH 03818
T/S \$3563

Carroll County New Hampshire Registry of Deeds
Book 3788 Page 0418 Page 1 of 2
eRecorded on 09/12/2024 at 11:47 AM
TID: 4289780 Doc # 202400078660
TT: 3,563.00 CA935107 LCHIP: 25.00 CAA164698

The space above this line is reserved for recording information.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **CAROLE L. COTTON**, single, with a mailing address of 11080 SW 69th Drive, Miami, Florida, 33173-2012, for consideration paid, grant to **GARY A. DEAN** and **AMY K. DEAN**, husband and wife, both having a mailing address of 175 Molly Philbrick Road, Effingham, New Hampshire, 03882, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

All right title and interest in a certain parcel of land, with any buildings and improvements thereon, lying east of State Route 16, being Lot Number One (1) o Plan NH 646-6-82 by E.R. O'Brien, dated June 7, 1982 recorded at Plan Book 58, Page 61 at the Carroll County Registry of Deeds situate in the Town of Albany, County of Carroll and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe located at the northwest corner of land now or formerly of Stewart and Burtt thirty three feet east of the centerline of State Route 16;

Thence running South 82 degrees 30' 00" East a distance of 489.39 feet along land now or formerly of World Fellowship, Inc. to an iron pipe;

Thence turning and running South 23 degrees 39' 03" West a distance of 676.52 feet along land now or formerly of Stewart and Burtt to an iron pipe;

Thence turning and running North 74 degrees 59' 39" West a distance of 350.00 feet along land now or formerly of Andrew and Cheryl Halepis to an iron pipe;

Thence North 13 degrees 15' 26" East a distance of 378.18 feet along land belonging to the State of New Hampshire, Department of Public Works and Highways to an iron pipe;

Thence North 9 degrees 28' 35" East a distance of 227.96 feet along land of the State of New Hampshire, Department of Public Works and Highways (State Route 16) to the bound of beginning.

Containing six (6) acres, more or less.

This conveyance in SUBJECT TO the right of Grantor's predecessor in title, their heirs, executors and assigns, to drain the water through the existing drainage via the culvert under Route 16 and to clean and maintain said drainage ditch as may be necessary to maintain said water flow to drain this land to the East of said piece.

Meaning and intending to describe those same premises conveyed by Viola Marie Sullivan to Carole L. Cotton by deed dated March 11, 2019 and recorded in Book 3435, Page 633 at the Carroll County Registry of Deeds.

EXECUTED, this 12 day of September 2024.

Carole Cotton
Carole L. Cotton

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 12 day of September 2024 by Carole L. Cotton known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Vicki L. Weegar
Notary Public/Justice of the Peace/Comm. Of Deeds

Printed Name: Vicki L. Weegar

My Commission Expires: 2/3/26



Displaying results for Owner: DEAN, GARY A..

Due amounts reflect interest as of 4/22/2026.

There are 53 results that may be similar to your search.

The total due on this page is \$0.00.

Change Date

Expand Search

Add All To Cart

Show Unpaid Only

☐

Cart Total: \$0

Check Out

Cancel Cart

Making a Partial Payment?

Partial payments can be made by adjusting the Payment Amount on the CheckOut Page. If you haven't already added an invoice to the cart do so now by clicking ADD TO CART. Continue to the CheckOut Page by clicking 'Check Out' above.

This invoice is not available for display.

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Back To Search

Print All

Parcel ID: 000003 000047 000000 (CARD 1 of 1)
 Owner: DEAN, GARY A.
 DEAN AMY K.
 Location: 2659 NH ROUTE 16
 Acres: 6.020

General

Valuation		Listing History		Districts	
Building Value:	\$192,500	<u>List Date</u>	<u>Lister</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$9,500	09/18/2025	JCPL	CONWAY VILLAGE PRECINCT	0
Taxable Land:	\$96,000	07/16/2020	JCVM		
		08/15/2012	JCPE		
Card Value:	\$298,000	08/09/2011	JCPL		
Parcel Value:	\$298,000	08/03/2006	JCPM		
		Review and Pay Property Taxes Online			

Notes: SMALL KITCHEN AREA IN SHOP. INT DESIGN=STORE LAYOUT VS RES HOME-05; 2006-ADDN SUBST COMPLETE, CORR DIMENSIONS, STORY HT, CONC CRAWL SPACE-NOT ALL PIERS, BLDG EFFECTIVE AGE (1984,1990&2004) 2011-NEW SHED/WORKSHOP (OSB INT, INSUL, NO HEAT OR PLUMBING) SHED REAR, SHED ON REAR OF MAIN BLDG. "OUR FAVORITE THINGS" 2012-STORAGE TRAILERS STILL THERE USED AS RETAIL/DISPLAY/STORAGE; 24SALE PRICE PER MLS W/SOME INVENTORY; 25-PARTITION REMOVED, BETTER FOR RETAIL. THISTLE&TWINE ANTIQUES

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$192,500	\$9,500	\$96,000	Cost Valuation	\$298,000
2024	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2023	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2022	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2021	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2020	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2019	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2018	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2017	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2016	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2015	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2014	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2013	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2012	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2011	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2010	\$103,800	\$0	\$98,400	Cost Valuation	\$202,200
2009	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000
2008	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000
2007	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000
2006	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/12/2024	IMPROVED	YES	\$287,500	COTTON, CAROLE L	3788	0418
03/11/2019	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	SULLIVAN, VIOLA MARIE	3435	0633
08/21/2017	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	COTTON, CAROLE L	3344	0948
02/27/2007	IMPROVED	NO - NO TRANSFER STAMPS	\$0	MINERVINI, JOSEHPINE	2612	629
11/17/2003	IMPROVED	NO - IMPROVED AFTER SALE	\$135,000	BAILEY,WALTER E	2234	0817

Size:	6.020 Ac.	Site:	AVERAGE
Zone:	02 - COMM/RESIDENTIAL	Driveway:	GRAVEL/DIRT
Neighborhood:	AVG -10	Road:	PAVED
Land Use:	1F RES		
		Taxable Value:	\$96,000

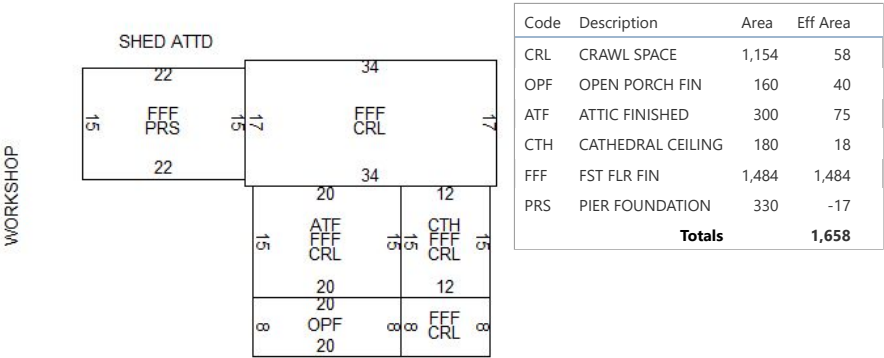
1.00 STORY FRAME LOG HOME Built In 1990					
Roof:	GABLE HIP	Bedrooms:	1	Quality:	AVG+10
	PREFAB METALS	Bathrooms:	1.0	Size Adj.	0.9798
Exterior:	LOGS			Base Rate:	165.00
	CLAP BOARD	Extra Kitchens:	0	Building Rate:	1.0347
Interior:	CUSTOM WOOD/K PINE	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	170.72
Flooring:	PINE/SOFT WD	AC:	NO	Effective Area:	1,658
	PINE/SOFT WD				
Heat:	GAS				
	FA NO DUCTS			Cost New:	\$283,054

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
HEARTH	1		100	1500.00	100	\$1,500	STONE
SHED WOOD	132	11 x 12	181	12.00	50	\$1,434	REAR MAIN
SHOP	320	16 x 20	110	22.00	50	\$3,872	OSB INT, NO HEAT/PLM
SHED WOOD	120	10 x 12	193	12.00	40	\$1,112	REAR SHOP
SHED METAL	384	8 x 48	102	6.00	40	\$940	STORAGE
SHED METAL	192	8 x 24	143	6.00	40	\$659	SHED ROOF
Total:						\$9,500	

Photo



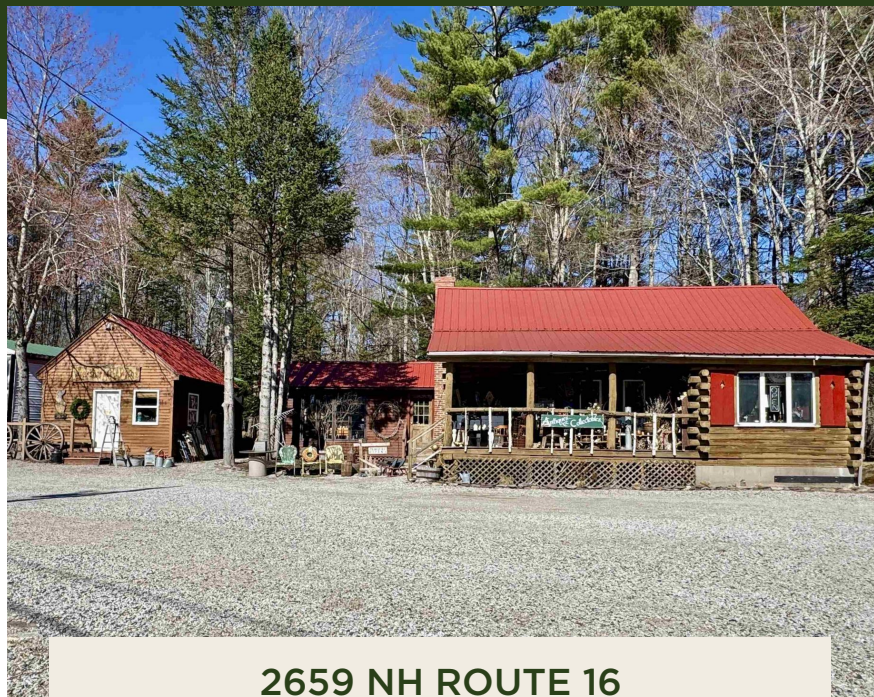
Sketch



Just Listed

NEW ON THE MARKET

Charming log cabin with rustic appeal and high Rt. 16 visibility, currently a year-round antiques co-op. Features 600' frontage, ample parking, signage, workshop, and 6 scenic acres. Turnkey business or flexible space for your own venture with expansion potential.



2659 NH ROUTE 16

ALBANY, NH 03818

MLS # 5085412 • \$385,000.00



HOW DOES YOUR PROPERTY COMPARE?

Scan the QR code to get
more information!


**Badger Peabody
& Smith REALTY**

North Conway Office • (603) 356-5757

LOCAL TRENDS IN THE REAL ESTATE MARKET

John,

2659 NH Route 16 in **Albany** is for sale. Get the details about this home near you and see how your property compares!

Listing provided by:

North Conway Office

O: (603) 356-5757

Info@BadgerPeabodySmith.com

BadgerPeabodySmith.com

Data provided by Altos RE

FIND OUT MORE!



Go to: **learnmorenow.com**
Access code: **LEARNMORE**

Or text **MLS LEARNMORE**
to **(737) 910-4600**

◀ MOBILE? SCAN THE CODE



North Conway Office
2633 White Mountain Hwy
PO Box 750
North Conway NH 03860

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000000000 0000000000 0000

JOHN ADAMS
OR CURRENT RESIDENT
1002 Lincoln Place
Austin, TX 12345-6789

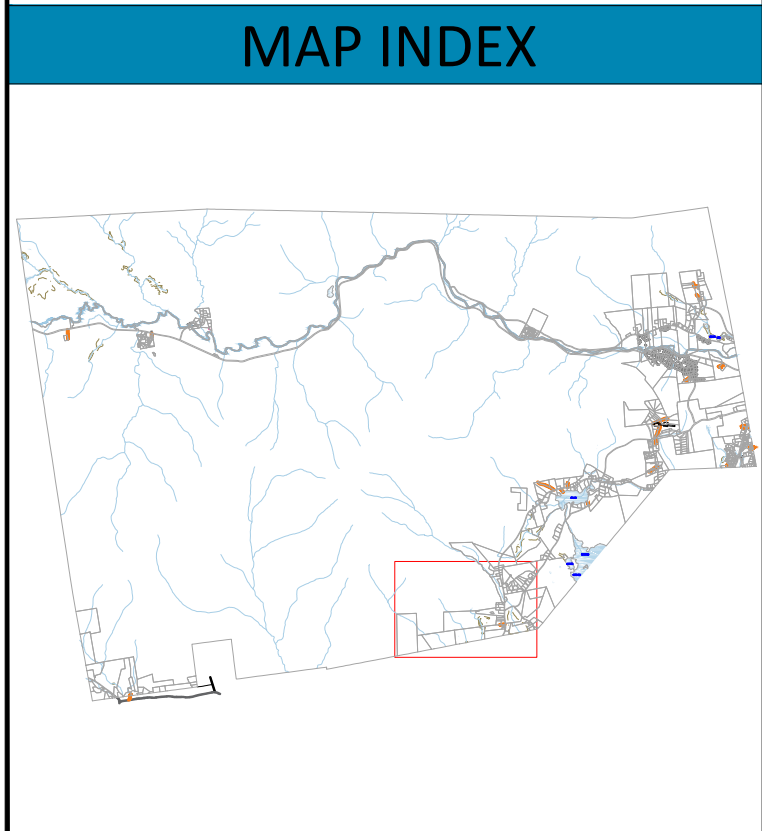
If your home is listed with another broker, this is not intended as a solicitation.





Town of ALBANY Carroll County New Hampshire

LEGEND	
Lot-Sub	12-1
Acreage	200 Ac
S-Survey C-Calculated	
Dimensions (Feet)	250'
Hook	N
Tie Line / Merged Lot	
Private Road	
ROW Access	
River	
Wetland	
Lake or Pond	
Stonewall	
Building	
Runway	



THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

REVISED APRIL 1, 2021

FOR ASSESSMENT PURPOSES
NOT TO BE USED FOR CONVEYANCES

SCALE

1":400'

METERS 100 0 100 200 300 400 500 600 700 800 900 1000 1100

FEET 200 0 400 800 1200 1600 2000 2400 2800 3200 3600

MAP NOTES

MAP INDEX

MAP NUMBER

3