

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

# Versatile Commercial / Investment Opportunity on 3.2± Acres Along Chocorua Mountain Highway

145 Chocorua Mountain Highway, Tamworth, NH 03817


Exclusively Represented By:

**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com


OFFERING MEMORANDUM

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**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
**View Website**


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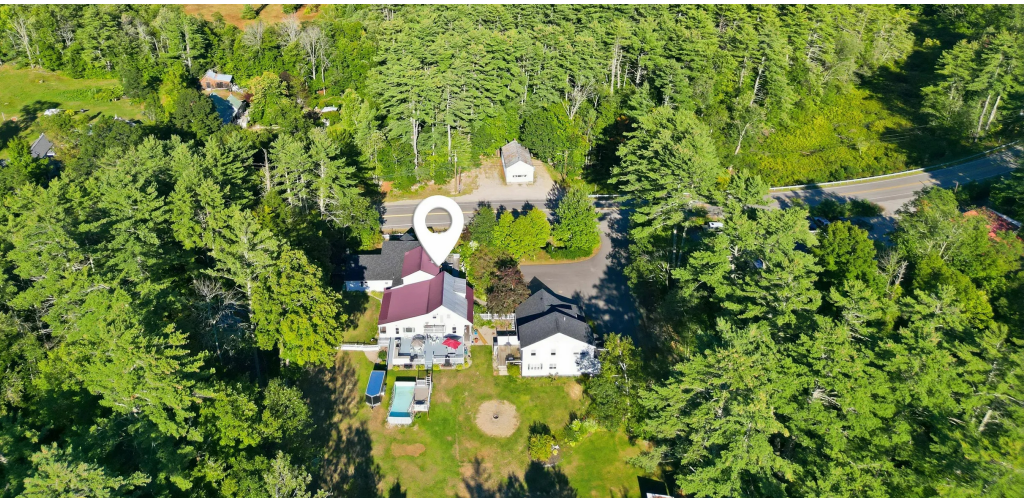
# Property Information

Section 1

OFFERING MEMORANDUM

# Executive Summary

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## Offering Summary

| | |
|---|---|
| Price | $799,900 |
| GSF | 4,207 SF |
| Site Size | 3.2 Acres |

## Property Overview

Versatile commercial, investment, or redevelopment opportunity situated on 3.2± acres along Chocorua Mountain Highway/Route 16 in Tamworth, NH. The property offers approximately 4,714 SF across two improved buildings with flexible floor plans, multiple bathrooms, updated kitchens, ample paved parking, garage and workshop space, and frontage along the Chocorua River.

Currently configured for residential and care-related use, the property offers strong potential for a variety of owner-user and investment concepts. Possible uses may include professional or personal services, wellness or care-related operations, bed & breakfast or boutique lodging, rental housing, live/work use, studio or creative space, or other business and adaptive reuse opportunities.

The combination of multiple buildings, usable acreage, parking, existing improvements, Route 16 exposure, and river frontage creates a unique opportunity for buyers seeking flexibility and long-term repositioning potential. Tamworth does not have comprehensive zoning, providing additional flexibility for alternative uses, subject to applicable municipal and state approvals.

**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
1 Verani Way
Londonderry, NH 03053
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# Complete Highlights

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## Property Highlights

- 4,714± SF across two improved buildings
- 3.2± acres along Chocorua Mountain Highway / Route 16
- Flexible owner-user, investment, hospitality, or redevelopment opportunity
- Main building currently Homecare Provider Certified
- Multiple kitchens, bathrooms, offices, living areas, and bonus rooms
- Updated interiors with adaptable floor plans
- Large paved parking area
- One-car garage plus dedicated workshop space
- Chocorua River frontage with existing dock
- Potential for professional services, personal services, wellness/care uses, bed & breakfast, boutique lodging, rental housing, or live/work concepts
- Opportunity for multiple income streams or combined business/residential use
- Tamworth has no comprehensive zoning, offering added flexibility for alternative uses
- All proposed uses subject to applicable municipal and state approvals


**Shelly Weeks**
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603 396 0227
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Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
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# Additional Photos

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**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
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jeremy.white@verani.com

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**Verani Realty**
1 Verani Way
Londonderry, NH 03053
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# Floor Plans

Section 2

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# Floor Plans

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**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
1 Verani Way
Londonderry, NH 03053
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# Floor Plans

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2ND FLOOR


**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
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Londonderry, NH 03053
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1ST FLOOR


**Shelly Weeks**
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603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices**
**Verani Realty**
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# Location Information

Section 3

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# GIS Map

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**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices**
**Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.845.2500
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# Regional Map

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**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
1 Verani Way
Londonderry, NH 03053
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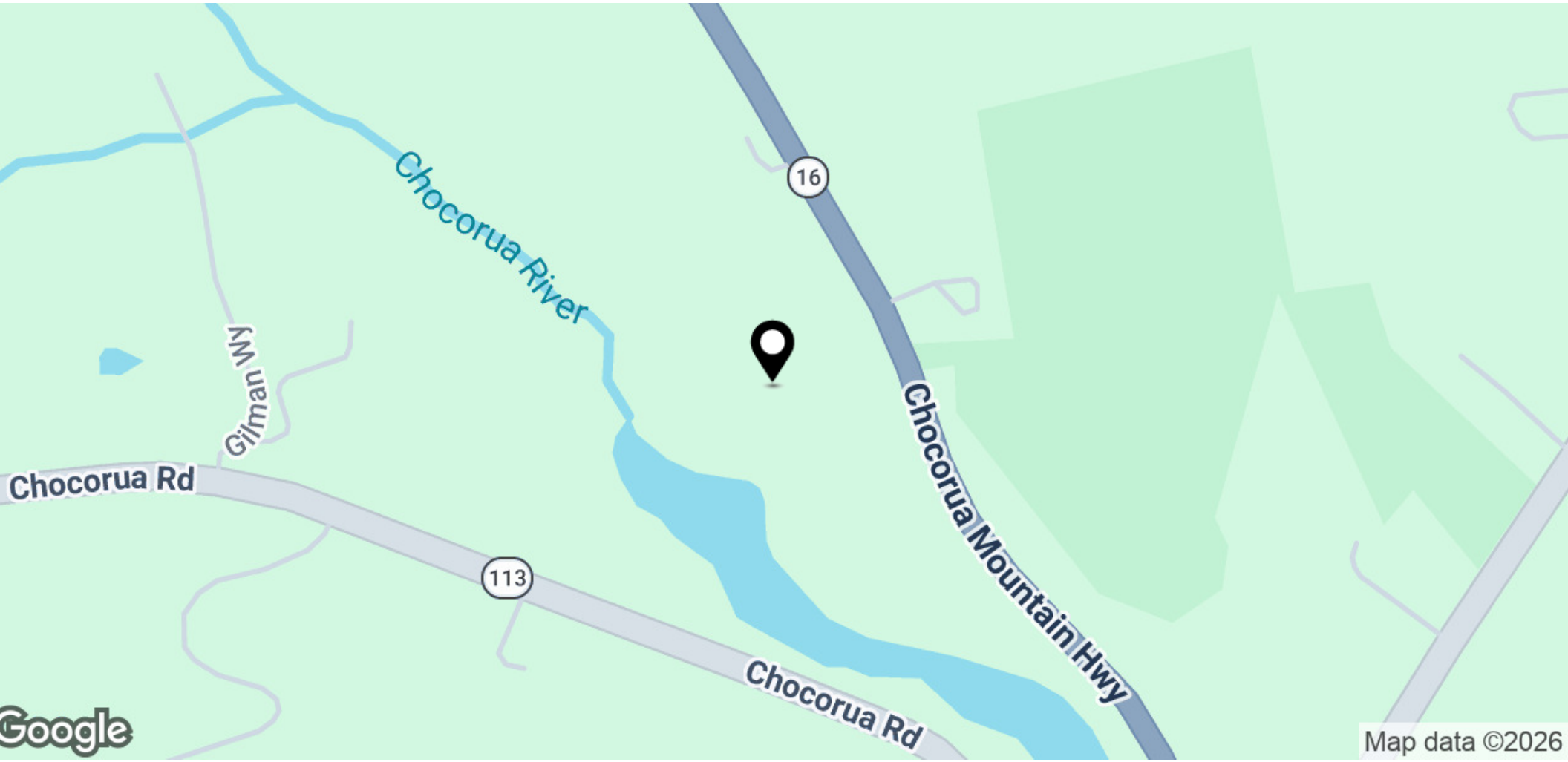

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# Location Map

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603 396 0227
shelly.weeks@verani.com

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jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
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# Demographics

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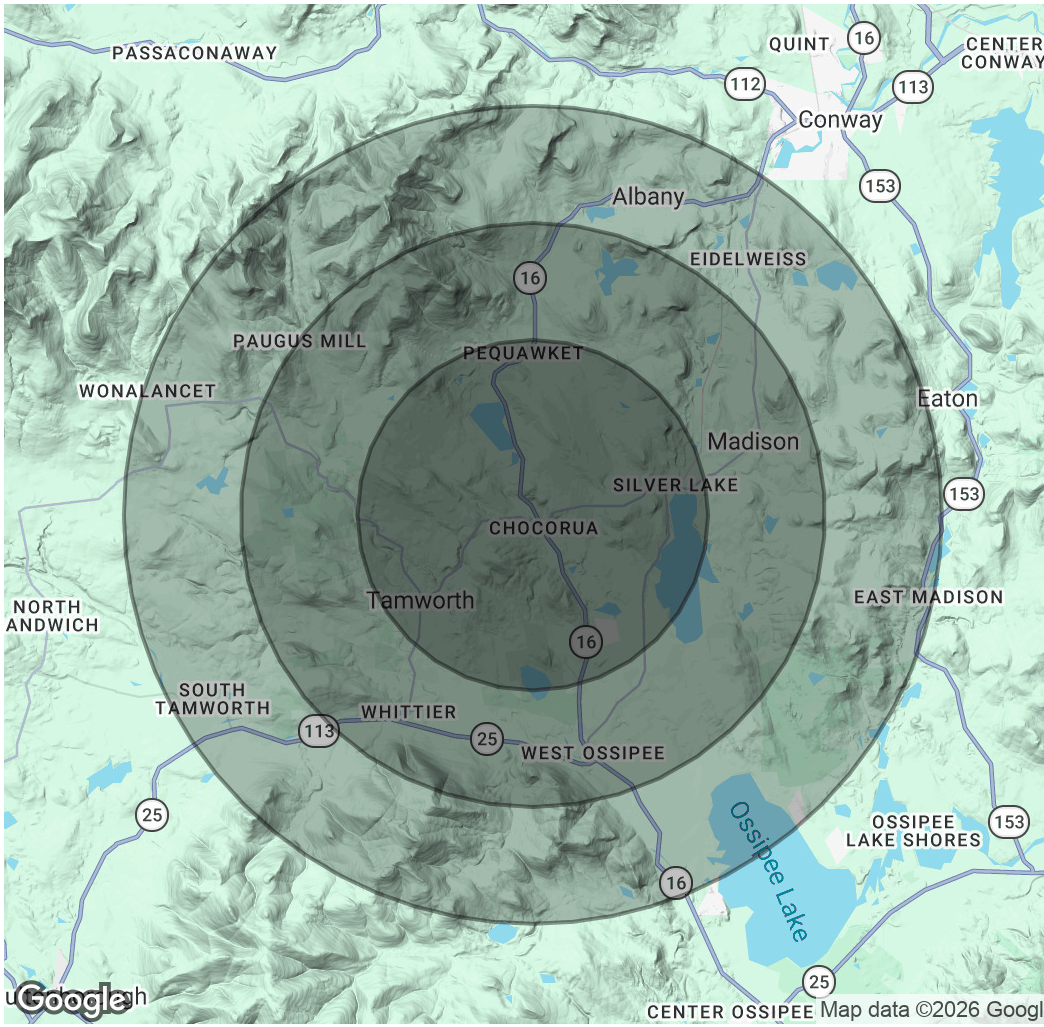
# Demographics Map & Report

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| Population | 3 Miles | 5 Miles | 7 Miles |
|---|---|---|---|
| Total Population | 1,513 | 3,517 | 6,378 |
| Average Age | 46.5 | 46.3 | 47.1 |
| Average Age (Male) | 45.9 | 45.8 | 46.9 |
| Average Age (Female) | 48.3 | 47.3 | 48.3 |

| Households & Income | 3 Miles | 5 Miles | 7 Miles |
|---|---|---|---|
| Total Households | 530 | 1,265 | 2,376 |
| # of Persons per HH | 2.9 | 2.8 | 2.7 |
| Average HH Income | $97,427 | $98,956 | $99,414 |
| Average House Value | $470,847 | $424,603 | $398,329 |

*2023 American Community Survey (ACS)*





**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
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jeremy.white@verani.com

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# Listing Team

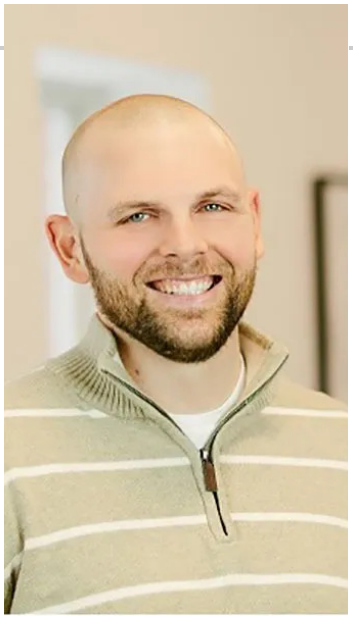
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## Shelly Weeks

Commercial Advisor

**Direct:** 603.396.0227 **Cell:** 603.396.0227
shelly.weeks@verani.com



## Jeremy White

Residential & Commercial Advisor

**Direct:** 603.224.0700 **Cell:** 603.573.5353
jeremy.white@verani.com

NH #061778


**Shelly Weeks**
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Jeremy White**
Residential & Commercial Advisor
603 224 0700
jeremy.white@verani.com

**Berkshire Hathaway HomeServices Verani Realty**
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