

**Commercial Lease**  
**5084656**  
**Active**

**45 Main Street**  
**Conway** **NH 03813**  
**Unit/Lot # Service Station**

**Listed: 4/21/2026 \$3,000.00 /\$**  
**Leased:**  
**DOM: 14**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1964  
**Construction Status**  
**Building Area Total** 1,334  
**Building Area Source** Public Records  
**Total Available Area**  
**Total Available Area Source**

**Lease Amount Frequency** Monthly  
**Lease/Sublease** Lease  
**Lease Type** NNN  
**Lease Term** 36-60 Months  
**Zoning** VC  
**Road Frontage Length** 110  
**Lot Size Acres** 0.51  
**Lot Size Square Feet** 22,216  
**Traffic Count**

**Activation Date**

**Business Type** Other  
**Business Type Use** Garage

**Directions** Heading South on Route 16, property is one tenth of a mile past the four corners traffic lights in downtown Conway on left (2nd building after the town hall).



**Public Remarks** High visibility, high traffic count, overlooks Pequawket. Recently cleaned, refreshed and painted commercial space with open bay space, office space, 2 bathrooms. Flexible use options.

**STRUCTURE**

**Construction Materials** Brick Exterior  
**Roof** Shingle  
**Foundation Details** Concrete Slab  
**Basement** No  
**Basement Access Type**

**Ceiling Height**  
**Total Elevators**  
**Total Loading Docks**  
**Dock Levelers**  
**Dock Height**  
**Total Drive-in Doors** 2  
**Door Height**

**Building Number**  
**Total Units**  
**# of Stories**  
**Divisible SqFt Min**  
**Divisible SqFt Max**

**UTILITIES**

**Natural Gas Available**  
**Water Source** Public  
**Sewer** Public  
**Electric** On-Site  
**Utilities** Cable  
**Internet** Cable Internet

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

**LOT / LOCATION**

**Submarket** Conway/North Conway  
**Project Building Name**

**Lot Features** In Town, Near Shopping, Level, Major Road Frontage, Neighbor Business, Pond Frontage, Sidewalks, Waterfront  
**Zoning Description** Commercial Zoning

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

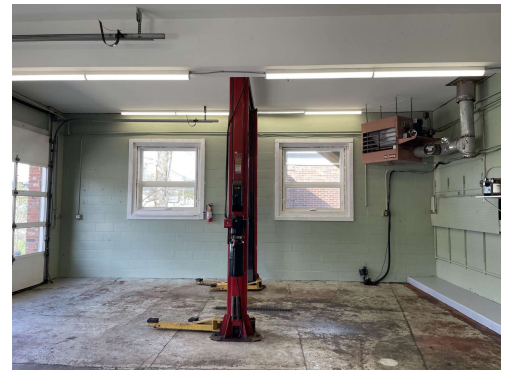
**ROW Length**  
**ROW Width**  
**ROWParcAc**  
**ROWOthPar**



45 Main Street

Service Station

Conway NH 03813



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Prep By: Badger Peabody & Smith  
Ralph Cronin

Listed by:

Ralph Cronin / Badger Peabody & Smith Realty

