

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Turnkey Hospitality Opportunity in the Mount Washington Valley

342 U.S. 302, Glen (Bartlett) NH 03838

Exclusively Represented By:

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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

OFFERING MEMORANDUM

Table Of Contents

FOR SALE

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY INFORMATION 3

EXECUTIVE SUMMARY 4

PROPERTY DESCRIPTION 5

ADDITIONAL PHOTOS 6

FLOOR PLANS 7

FLOOR PLANS 8

LOCATION INFORMATION 9

REGIONAL MAP 10

AERIAL MAP 11

DEMOGRAPHICS 12

DEMOGRAPHICS MAP & REPORT 13

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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Property Information

Section 1

OFFERING MEMORANDUM

Executive Summary

FOR SALE





Offering Summary

Price	$1,199,000
Building Size	8,600 SF +/-
Site Size	8.31 +/- Acres

Property Overview

An exceptional opportunity to acquire the former Bernerhof Inn, a distinctive 8.3-acre hospitality property with a rich history in the heart of the Mount Washington Valley. Welcoming travelers since the late 1800s, the Bernerhof has long been part of the region's hospitality tradition and has earned a strong reputation among visitors, including a 4.8-star Tripadvisor rating, more than 1,100 reviews, and Travelers' Choice recognition.

Currently utilized as a short-term rental, the approximately 8,600 SF property includes 12 guest rooms, 14.5 bathrooms, a two-bedroom owner's apartment, commercial kitchen, full basement, and furniture, fixtures, and equipment. Situated along US Route 302 just minutes from Attitash Mountain Resort, Story Land, North Conway, and the White Mountain National Forest, the property offers an opportunity for a new owner to build upon its history while bringing their own vision to its next chapter.

Sale includes the real estate and FF&E only, allowing a new owner to bring their own concept, operating

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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

Property Description

FOR SALE



Location Description

Located at 342 US Route 302 in Glen, within the Town of Bartlett, the property is ideally positioned in the heart of the Mount Washington Valley, one of NH's premier four-season tourism destinations. The location provides excellent access to the region's extensive recreation, dining, shopping, and entertainment amenities while benefiting from visibility along a major travel corridor.

The property is approximately 1.7 miles from Attitash Mountain Resort and Story Land and about 7 miles from North Conway Village, placing it within easy reach of skiing, hiking, biking, golf, family attractions, outlet shopping, restaurants, and the White Mountain National Forest.

With strong year-round visitor demand and convenient access to both recreational destinations and the commercial amenities of North Conway, the location is well suited for hospitality, short-term rental, retreat, event, or other destination-oriented uses.

Property Highlights

- 8.3-acre hospitality property along US Route 302 in the Mount Washington Valley
- Currently operated as a short-term rental
- Approximately 8,600 SF with 12 guest rooms and 14.5 bathrooms
- Includes a two-bedroom owner's apartment
- Commercial kitchen with walk-in cold storage
- Full walkout basement offering additional functional space
- 14 individually zoned mini-split HVAC units and building-wide sprinkler system
- New septic system installed in 2018; municipal water
- Minutes to Attitash Mountain Resort, Story Land, North Conway, and White Mountain National Forest
- Flexible opportunity for continued hospitality, retreat, event, or destination-oriented use, subject to approvals

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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

Additional Photos

FOR SALE











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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Floor Plans

Section 2

OFFERING MEMORANDUM

Floor Plans

FOR SALE







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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Location Information

Section 3

OFFERING MEMORANDUM

Regional Map

FOR SALE



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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

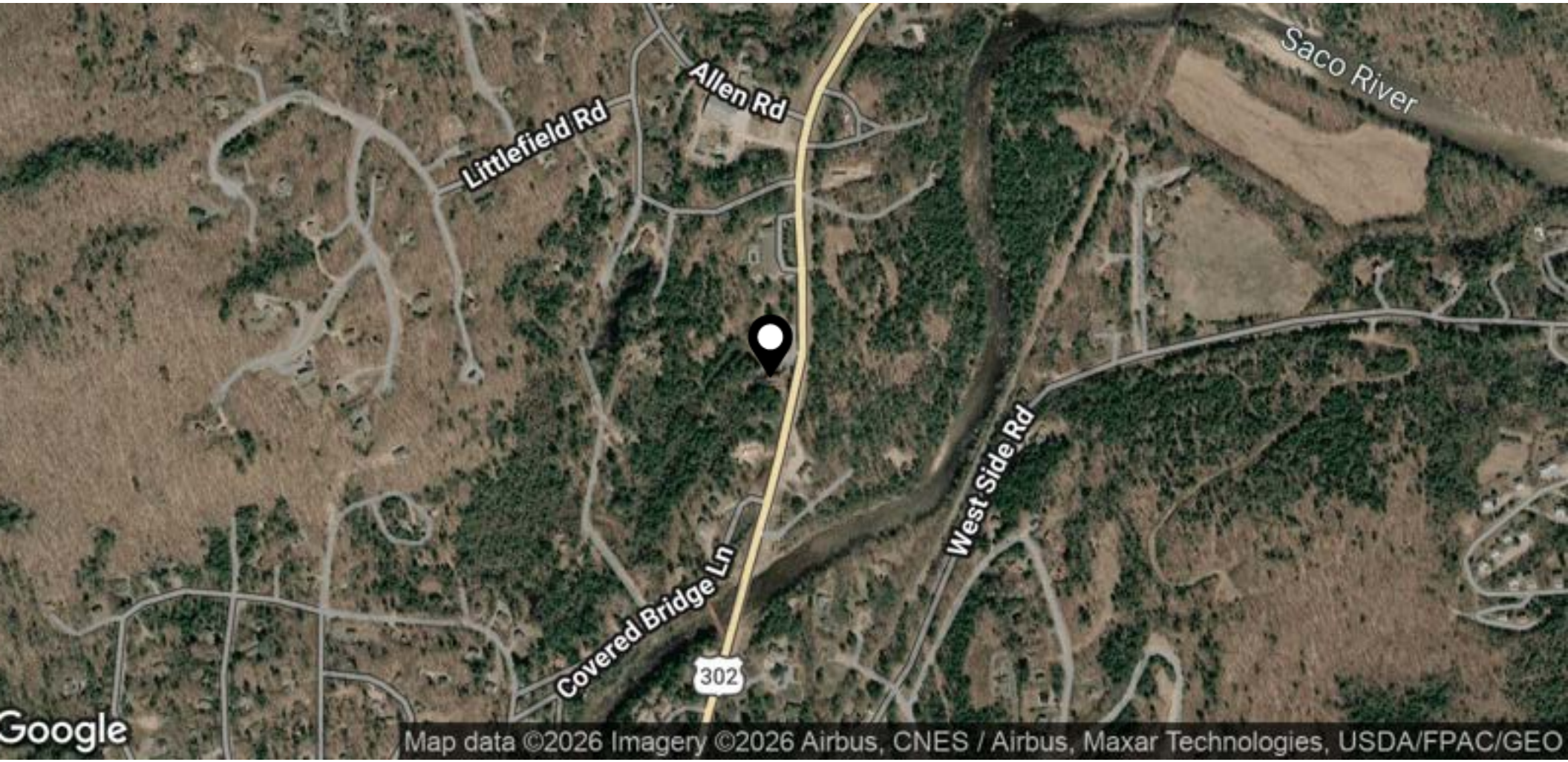
BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

Aerial Map

FOR SALE



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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Demographics

Section 4

OFFERING MEMORANDUM

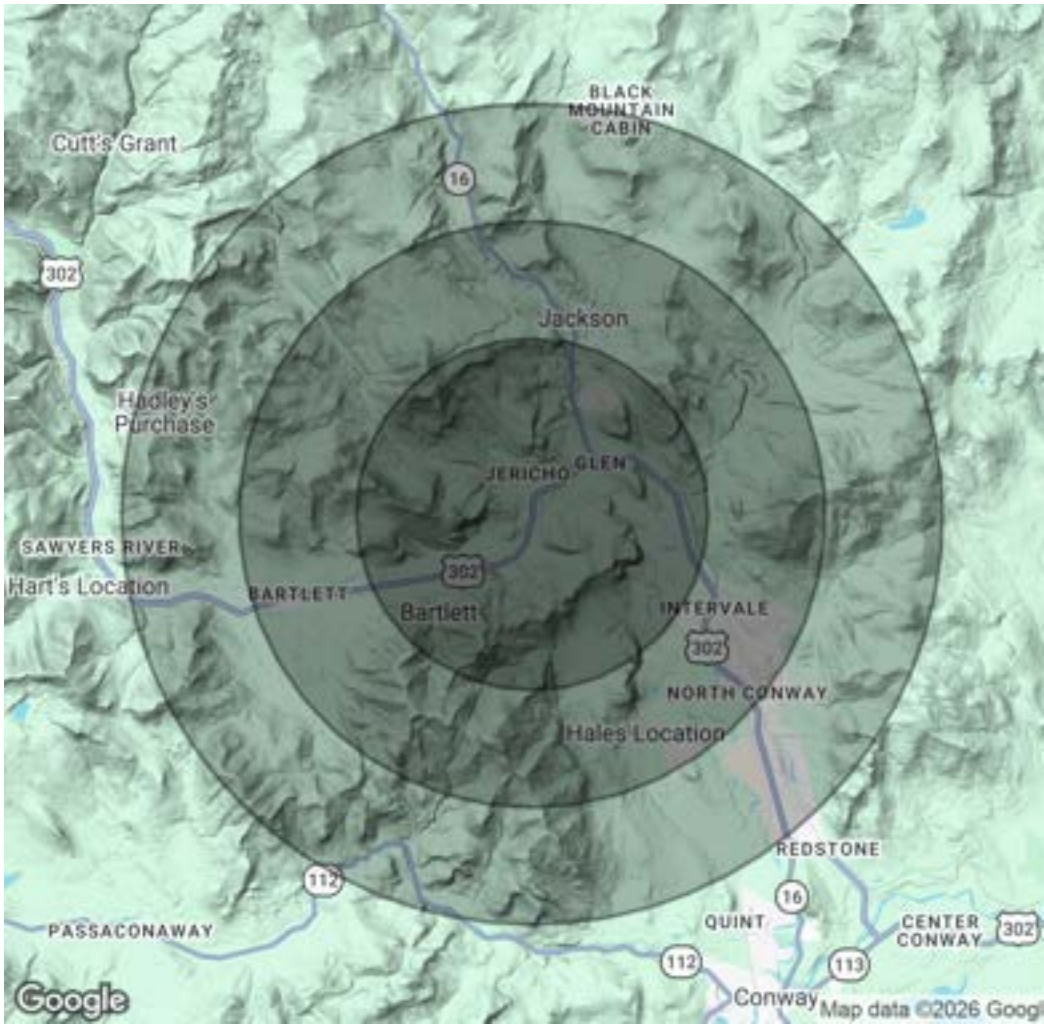
Demographics Map & Report

FOR SALE

Population	3 Miles	5 Miles	7 Miles
Total Population	1,378	4,084	6,795
Average Age	55.7	55.7	54.9
Average Age (Male)	56	51.8	51
Average Age (Female)	57.6	58.7	58

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	773	2,189	3,532
# of Persons per HH	1.8	1.9	1.9
Average HH Income	$128,362	$115,656	$108,362
Average House Value	$356,510	$377,691	$392,491

2023 American Community Survey (ACS)



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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

Listing Team

FOR SALE



Shelly Weeks

Commercial Advisor

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



Charissa Kennard

Commercial Advisor

Direct: 603.973.1147 **Cell:** 603.973.1147
charissa.kennard@verani.com

NH #061778

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

Charissa Kennard
Commercial Advisor
603 973 1147
charissa.kennard@verani.com

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

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.