

Note: Report includes Internal fields.

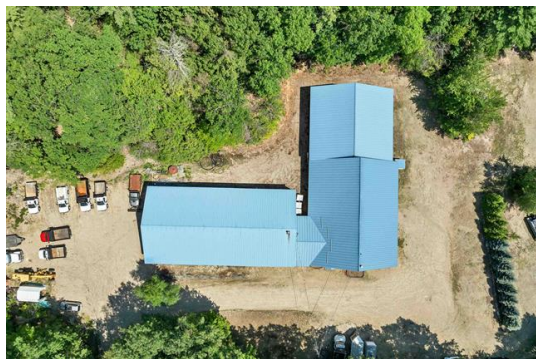
Commercial Sale
5106005
Active

147 Middle Road
Tuftonboro
Unit/Lot #

NH 03816

Listed: 8/20/2026
Closed:
DOM: 0

\$1,950,000



Village/Dist/Locale Center Tuftonboro

County NH-Carroll
Year Built 1984
Building Area Total 13,074
Building Area Source Assessor
Total Available Area 13,074
Total Available Area Source Assessor

Zoning NHB-Neigh

/Business

Road Frontage Yes

Road Frontage Length 150

Lot Size Acres 3.01

Traffic Count

Loss Factor Percentage

Vacancy Factor

Directions From the South: I-93N, I-393E, NH-28N, NH-109A N, 147 Middle Rd on Right From the North: NH-16S, NH-28S, NH-171W, L onto Ledge Hill Rd, L onto NH-109A, 147 Middle Rd on Left

Taxes TBD No

Tax Year Notes

Tax Annual Amount \$5,683.00

Tax Year 2026

Gross Income

Net Income

Operating Expense

Business Type Development, Industrial, Investment, Office

Business Type Use Business w/ Real

Activation Date



Virtual Tour URL Unbra...

Public Remarks Versatile commercial/industrial warehouse opportunity on Route 109A in Center Tuftonboro, just 13 minutes from downtown Wolfeboro. Situated on ±3 acres with ±150' of road frontage, this ±13,074 SF single-level building is configured as two separate units, offering flexibility for an owner-user, investor, or expanding business. One unit is currently occupied, providing existing rental income, while the second unit is available for lease or owner occupancy. The building features three drive-in bays, including one high/wide bay, large open warehouse/work areas, dedicated offices, kitchen/break room areas, bathrooms, 3-phase power, and separate oil-fired forced-hot-air heating systems for each unit. Additional property features include a private drilled well, private septic/leach field, established street and building signage, and substantial dirt/gravel parking and vehicle circulation around three sides of the building. Zoned NHB – Neighborhood Business. Convenient regional access via Routes 109A, 171, 16, and 25, with major retail and services approximately 17 minutes away at the Route 16/25 corridor. A unique opportunity to acquire an established commercial property in New Hampshire's Lakes Region with existing income and room for your business or an additional tenant. The adjacent 5.76-acre estate at 143 Middle Road is also available separately, creating a unique opportunity for an owner-user or business executive seeking a private residence next door to their business.

STRUCTURE

Roof Metal

Foundation Details Concrete Slab

Building Number

Total Units 2

of Stories 1

Divisible SqFt Min

Divisible SqFt Max

List \$/SqFt Total Available \$149.15

Basement No

Basement Access Type

Ceiling Height

Total Elevators

Total Loading Docks

Dock Levelers

Dock Height

Total Drive-in Doors 3

Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Industrial	Class B
UNIT 2	1	Industrial	Class B
UNIT 3			
UNIT 4			
UNIT 5			
UNIT 6			
UNIT 7			
UNIT 8			

UTILITIES

Heating Forced Air, Oil

GasNatAval

Water Source Drilled Well

Sewer 1000 Gallon, Concrete, Leach Field On-Site, On-Site Septic Exists, Private, Septic Design Available, Septic

Electric 3 Phase

Utilities Cable Available, Telephone Available

Electric Company

Fuel Company

Water Company

Phone Company

Cable Company

Internet Service Provider

LOT & LOCATION

Submarket Concord		Waterfront Property
Project Building Name		Water View
		Water Body Access Yes
		Water Body Name Lake Winnepesaukee
ROW Length	Lot Features Near Shopping, Near Skiing, Near Snowmobile	Water Body Type Lake
ROW Width	Trails, Level, Neighbor Business, Wooded, Near Hospital	Water Frontage Length
ROW Parcel Access		Water Access Details Indirect, Not
ROW to other Parcel		Adjoining
Surveyed		Waterfront Property Rights
Surveyed By		Water Body Restrictions Unknown

FEATURES

Air Conditioning Percent	Green Verification Body
Sprinkler	Green Building Verification Type
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

Deed Recorded Type Warranty	Map 000055	Tax Rate
Total Deeds	Block 000012	Tax Class
Deed Book 2996	Lot 000003	
Deed Page 767-769	SPAN#	PropTaxRel
		Land Gains
Property ID		Assessment Year
Plan Survey Number		Assessment Amount

DISCLOSURES

Special Listing Condition None	Auction Date
Sale Includes Land/Building	Auction Time
Exclusions All Unit 1 tenant-owned personal property, equipment, trade fixtures and business assets are excluded from the sale.	Auctioneer Name
	Auctioneer License Number
	Auction Price Determnd By

Investment Info
Flood Zone
Seasonal
Easements
Covenants

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Unit 1 tenant-occupied; Unit 2 vacant and also offered for lease. Do not disturb tenant. Showings through ShowingTime with 48-hour notice; listing agent must be present. Sale subject to existing Unit 1 lease. Buyers/buyer agents to verify measurements, acreage, zoning/permitted uses, utilities and property information. Additional documentation available upon request. Confidential financials available to qualified buyers with executed NDA.

Private Office Remarks

Showing Instructions 48 Hour Notice, Appointment, Assisted Showings Reqrd, Call List Agent, ShowingTime 800-746-9464, Email Listing Agent, Text List Agent
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name

Owner Name Little Cricket Realty LLC

Owner Phone

Management Company

Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name BHHS Verani Moultonborough

Listing Office - Phone Number Off: 603-279-6000

Listing Office - Phone Number 2 Fax: 603-253-4609

List Agent - Agent Name Judy Hernandez

List Agent - Phone Number Cell: 603-998-7477

List Agent - E-mail judy.hernandez@verani.com

List Team - Team Name

List Team - Phone Number 1

List Team - Team Email 1

Co List Agent - Agent Name

Co List Agent - Phone Number

Co List Agent - E-mail

Alternate Contact - Agent Name

Alternate Contact - Phone Number

Alternate Contact - E-mail

Buyer Office - Office Name

Buyer Office - Phone Number

Buyer Office - E-mail

Buyer Agent - Agent Name

Buyer Agent - Phone Number

Buyer Agent - E-mail

Buyer Team - Team Name

Buyer Team - Phone Number 1

Buyer Team - Team Email 1

Co Buyer Office - Office Name and Phone

Co Buyer Agent - Agent Name and Phone

MLS List Date 8/20/2026

Expiration Date 8/31/2027

Active Under Contract Date

Pending Date

Withdrawn Date

Terminated Date

Close Date

Anticipated Closing Date

Marketed in other Property Type No

Other MLS#

Comp Only No

Comp Type

Listing Type Exclusive Right

Listing Service Full Service

Designated/Apptd. Agency No

Concessions

Concessions Amount

Concessions Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

Buyer Financing

Right of First Refusal

Contingencies

My Info: Judy Hernandez - Cell: 603-998-7477

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