Carey & Giampa
REALTORS



6000 + Units

Over $4 Billion Sold

Top Local Brokerage Industry

Collaborative Culture + Relationship Focused = Defined Expertise

OUR TEAM

www.careyandgiampa.com



James Giampa

Owner Broker

Direct: (603) 235-5887
JGiampa@careyandgiampa.com



Nick Ponte

Managing Broker

Direct: (603) 918-7593
Nponte@careyandgiampa.com

DISCLAIMER

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Our Team

With proven expertise In the Seacoast market, our team is trusted by satisfied clients who consistently refer us to others. As top agents in the Seacoast Board of Realtors, we deliver exceptional results through dedication, market knowledge, and a commitment to excellence.



Relationship Focused

We dedicate time, resources, and expertise to every property, ensuring our approach aligns with each client's unique goals and expectations. By actively listening and understanding their needs, we craft customized strategies that highlight the property's strengths and maximize value. Our commitment to personalized service ensures a seamless experience, whether buying or selling, with a focus on delivering exceptional results.

Defined Expertise

Our real estate firm is a leader in the Seacoast NH market, consistently selling the highest-grossing residential and commercial properties across multiple towns. With a vast network of experienced agents and well-connected clients, we leverage our proven marketing strategies to maximize exposure and drive top-dollar sales. Our track record of successful transactions and satisfied customers speaks to our expertise, dedication, and deep understanding of the local market. Whether buying or selling, our team delivers exceptional results with professionalism and precision.



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Oceanside Compound



10 Rooms / 10 Baths

2 Apartments

3 Commercial Units

1 Single Family Home

Property Details

Property Address	2 Cole St. / 365-367 Ocean Blvd. Hampton NH
Oceanside Inn	10 Bedroom Inn, 10 Bathroom, 18+ Person Dinning Area, Gift Shop, Lobby, Seating Areas
Oceanside Mall	3 Retail Spaces, 1 Bedroom Apartment w/Rooftop Deck, 2 Bedroom Apartment
Single Family	3 Bedroom, 2 Bath Single Family Home
Taxes	Taxes Combined $26,444 Annually
Price	$7,400,000

Building Construction

Exterior	Brick / Masonry / Wood
Roof	Asphalt Shingle / Flat

Scan for the video!

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Craftsmanship



Details

- Rumford-style fireplace with Spanish arch and antique Cape Cod brick
- Custom, hand-crafted glass doors made in Newburyport
- Redwood architectural column
- Hand-crafted wool carpets
- Arched entryway ceiling incorporating materials from California and Georgia
- Custom material walls in the entryway rather than wallpaper
- Antique 100-year-old bed rebuilt to accommodate a queen mattress, including a redesigned canopy
- Custom built-in pull-down beds created in place of traditional cots
- Wrought iron hot-dip galvanized in Boston for long-term rust protection
- Baldwin Brass “EverBrite” hardware throughout
- Unique details and stories throughout each room



Furniture & Contents

- Most furniture can remain if desired
- 2 Cole Street: furnishings remain
- Apartment #1 (oceanfront): furniture can remain, excluding select tenant belongings
- Apartment #2: baby grand piano can remain if desired
- Seller will provide a list of personal items being removed



Flexible Future Use

- Property can be purchased and operated as a private single-family residence
- Option to continue operating as an Inn
- Seller willing to assist with transition to continued Inn operation
- Linens, towels, supplies and other Inn equipment remain available
- Potential for a turnkey Inn operation
- Name and registered logos can be included
- Large highway sign is grandfathered and unique to the property
- Signage provides a distinctive marketing advantage for a future Inn operator

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Property Photographs







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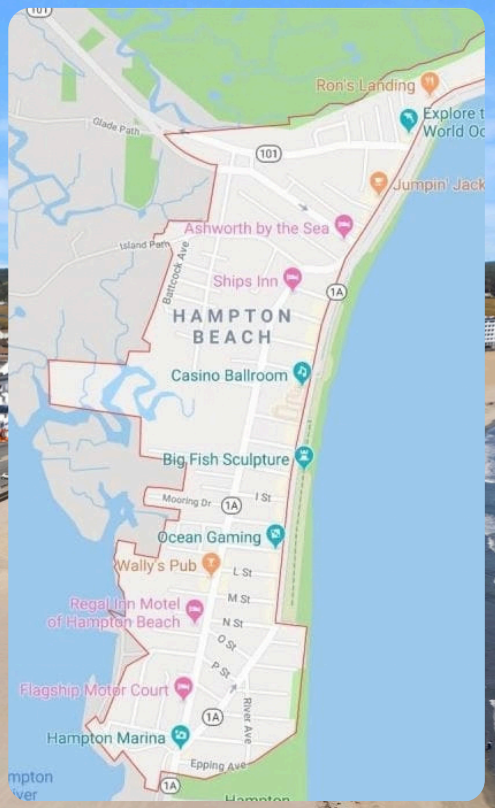




Location Overview



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2024 POPULATION	US SENATOR	US SENATOR	2024 MEDIAN AGE
10,101	Jeanne Shaheen	Maggie Hassan	51.2
	DEMOCRATIC PARTY	DEMOCRATIC PARTY	1.59% 1-YEAR INCREASE
2024 POVERTY RATE	2024 MEDIAN HOUSEHOLD INCOME	2024 MEDIAN PROPERTY VALUE	2024 EMPLOYED POPULATION
4.01%	$97,163	$545,300	5,356
9.22% 1-YEAR INCREASE	0.873% 1-YEAR GROWTH	11.7% 1-YEAR GROWTH	2.9% 1-YEAR GROWTH


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