

Note: Report includes Internal fields.

Commercial Sale  
5084186  
Active

930 Route 16  
Ossipee  
Unit/Lot #

NH 03864

Listed: 4/17/2026 \$695,000

Closed:  
DOM: 34



Village/Dist/Locale

County NH-Carroll  
Year Built 1980  
Building Area Total 931  
Building Area Source Assessor  
Total Available Area  
Total Available Area Source  
Zoning COM  
Road Frontage Yes  
Road Frontage Length 197  
Lot Size Acres 0.52  
Traffic Count  
Loss Factor Percentage  
Vacancy Factor

Taxes TBD No  
Tax Year Notes  
Tax Annual Amount \$3,886.00  
Tax Year 2024  
Gross Income  
Net Income  
Operating Expense

Business Type Business, Office, Retail

Activation Date

Directions

**Public Remarks** Unlock an Exceptional Turn-Key Commercial Space in Thriving Ossipee, NH! This is your chance to position your business right next to a brand-new Dunkin' Donuts on one of the most heavily traveled routes in the region-Route 16, the gateway to the stunning Lakes Region and the White Mountains. Just minutes from historic Wolfeboro, this location delivers unbeatable visibility, nonstop traffic, and a booming customer base year-round. This fully renovated one-story commercial building has been upgraded from top to bottom with premium, business-ready improvements, including: A state-of-the-art H-20 traffic-loading septic system, New fire alarm monitoring system, conduit installed for commercial EV charging, Powerful 400 AMP electrical service inside and out, upgraded transformers for reliable performance and a brand-new propane storage tank. Step inside to discover a bright, inviting, and highly functional layout featuring: a spacious showroom perfect for retail or customer-facing services, 2 private offices, a kitchenette, a bathroom and ample storage! Whether you're launching a new venture, expanding your brand, or relocating to a high-octane commercial corridor, this property offers incredible flexibility. Ideal for a restaurant, retail storefront, salon, service business, or virtually any enterprise looking to thrive. High visibility. High traffic. High potential!

STRUCTURE

Building Number  
Total Units  
# of Stories  
Divisible SqFt Min  
Divisible SqFt Max  
List \$/SqFt Total Available

Basement No  
Basement Access Type

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

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

UTILITIES

Heating Forced Air, Propane  
GasNatAval  
Cooling Central AC  
Water Source Drilled Well  
Sewer 1500+ Gallon, Septic

Utilities Cable Available, Underground Gas  
Electric Company Eversource  
Fuel Company Irving  
Water Company  
Phone Company  
Cable Company  
Internet Service Provider

**LOT & LOCATION**

**Submarket**  
**Project Building Name**

**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**  
**ROW Parcel Access**  
**ROW to other Parcel**  
**Surveyed**  
**Surveyed By**

**Lot Features** Near Shopping, Near Snowmobile Trails, Lake Access, Near ATV Trails

**FEATURES**

**Parking Features** Off Street, Parking Spaces 11 - 20, EV Charging Station(s)

**Building Features** Smoke/Heat Detectors, In-Unit Bathroom  
**Accessibility Features** Access to Parking, Access to Restroom(s), Accessibility Features, No Stairs, One-Level Business, Paved Parking

**Air Conditioning Percent**  
**Sprinkler**  
**Signage**

**Green Verification Body**  
**Green Verification Program**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**Railroad Available**  
**Railroad Provider**

**PUBLIC RECORDS**

**Deed Recorded Type** Warranty  
**Total Deeds**  
**Deed Book** 3719  
**Deed Page** 0259

**Map** 000123  
**Block** //  
**Lot** 021000  
**SPAN#**

**Tax Rate**  
**Tax Class**

**Current Use**  
**Land Gains**

**Property ID**  
**Plan Survey Number**

**Assessment Year** 2024  
**Assessment Amount** \$335,000

**DISCLOSURES**

**Foreclosed/Bank-Owned/REO** No  
**Sale Includes** Land/Building  
**Exclusions**

**Auction**  
**Auction Date**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Investment Info**  
**Flood Zone**  
**Seasonal Easements** Unknown  
**Covenants** Yes

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Private Remarks**  
**Private Office Remarks**

**Showing Service** ShowingTime

**Input of Owner Name** I have written permission to submit name  
**Owner Name** Evr Realty LLC  
**Owner Phone**

**Management Company**  
**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** RE/MAX Innovative Bayside  
**Listing Office - Phone Number** Off: 603-527-8200  
**Listing Office - Phone Number 2**  
**List Agent - Agent Name** Sara H McNeal  
**List Agent - Phone Number** Cell: 617-413-1020  
**List Agent - E-mail** saramcnealre@gmail.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** 4/17/2026  
**Expiration Date** 4/17/2027  
**Active Under Contract Date**  
**Pending Date**  
**Withdrawn Date**  
**Terminated Date**  
**Close Date**  
**Anticipated Closing Date**  
  
**Marketed in other Property** No  
**Type**  
**Other MLS#**  
**Comp Only** No  
**Comp Type**  
**Listing Type** Exclusive Right  
**Listing Service** Full Service  
**Designated/Apptd. Agency** Yes  
**Short Sale** 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:** Sara H McNeal - Cell: 617-413-1020