

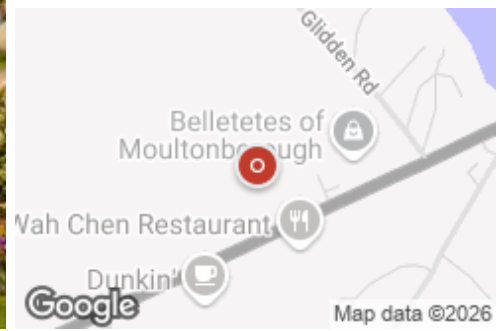
Trophy Building at Value Add Price Point!

81 Whittier Hwy, Moultonborough, NH, 03254

Office: General For Sale

Prepared on March 30, 2026

1 of 1 Listings



Listing Details | Office For Sale

Total Available Space	28,967 SF	Gross Sched. Rents	\$602,302
Asking Price	\$3,950,000	Vacant	No
Listing Price Per SF	-	Vacant Date	2/01/2027
Cap Rate (Actual)	15.25%	Available Date	Now
NOI	\$602,302	Days On Market	4 days
Total Income	\$602,302	Date Listed	3/26/2026
Possession	COE	Last Modified	3/30/2026
Signage	On Building & Free-Standing	Listing ID	44604506
Show Instructions	Call broker	Parking Spaces	-

Description

Your new Corporate Office at Value Add price!

Priced to sell at \$3,950,000.

This is an unparalleled opportunity to acquire high-end infrastructure at a fraction of today's replacement cost.

The Prestigious World Headquarters for CruCon Cruise Outlets building is available. Secure a fully functional, turn-key Class A facility with top-tier finishes for only \$136/SF.

Situated on 3.85 acres with ample parking this is a high quality 28,967+/- SF Office Building, which is maintained in excellent condition.

The absolute net lease Tenant is in place through to the end of January 2027, and provides income each month for any investor Buyer to have time for the approval process for a change of use.

Fantastic setting in picturesque Moultonborough, on the North end of Lake Winnepesaukee. Moultonborough has Lake Winnepesaukee at it's South border, and Squam Lake at its West border.

Boston Companies - Bring yourself, your business, and your employees to enjoy the NH Lakes Lifestyle.

Property Features

Location Details

Address	81 Whittier Hwy, Moultonborough, NH...	Parcels	141011000000
Zoning	RA	Name	81 Whittier Hwy
County	Carroll		

Building Details

Sub Type	General	Occupancy Type	Single Tenant
Building Status	Existing	Building Class	A
Building Size	28,967 SF	Parking Spaces	-
Land Size	3.85 Acres / 167,706 SF	Parking Ratio	-
Number of Buildings	1	Number of Tenants	1
Number of Floors	3	Air Conditioned	Yes
Year Built	2014	Heated	Yes
Primary Constr. Type	Framed	Natural Gas	Yes

Property Listings

2 Listings | 28,967 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
Sublease	-	Office	-	28,967 SF	\$15.00 Month/SF Modified Gross	Now
For Sale	No	-	-	28,967 SF	\$3,950,000	Now

Additional Photos









Contact



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