Commercial Sale **129 Route 16b** **Listed: 11/3/2026** **$390,000**
5116686 **Ossipee** **NH 03814-6846** **Closed:**
Active **Unit/Lot #** **DOM: 1**



Property Panorama VTour

County NH-Carroll
VillDstLoc
Year Built 1988
Building Area Total 3,042
Building Area Source Public Records
Total Available Area
Total Available Area Source
Zoning commercial
Road Frontage Yes
Road Frontage Length 290
Lot Size Acres 0.37
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD
Tax Year Notes
Tax Annual Amount $3,605.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Business
Business Type Use Garage, Other

Directions Route 16 to 16b. Business is on the corner of 16b and Folsom Rd.

Public Remarks Bring your vision and put this versatile commercial property to work! Formerly operated as an Autobody repair shop, this property offers tremendous potential for a variety of automotive or multi-use repair businesses. The sale includes all lifts, compressors, EPA-_approved paint booth, and numerous tools making this opportunity to hit the ground running. The building features four good size service bays, an office bathroom and ample second-floor storage with potential to convert into additional office or workspace. Ideally located in Center Ossipee at the corner of 16b and Folsom rd. The property offers excellent visibility and convenient access with good Traffic flow. This property is ready for your Ideas.

STRUCTURE

Construction Materials Block Exterior, Concrete Exterior, Vinyl Exterior
Roof Asphalt Shingle
Basement No
Basement Access Type

Building Number 129
Total Units
# of Stories
Divisible SqFt Min
Divisible SqFt Max
$/SqFtTota

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors 4
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
Cooling None
Water Source Public
Sewer 1000 Gallon
Electric 200+ Amp Service
Utilities Cable Available
Internet Cable Internet

Fuel Company
Electric Company eversource
Water Company
Phone Company
Cable Company spectrum
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed Yes
Surveyed By

Lot Features Near Country Club, Near Golf Course, Near Shopping, Major Road Frontage

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Parking Features On-Site, Parking Spaces 1 - 10

Building Features Inventory Included, Heat Included, In-Unit Bathroom
Accessibility Features 1st Floor 1/2 Bathroom, Paved Parking

AirCond%
Sprinkler
Signage

Railroad Available
Railroad Provider

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 1868
Deed Page 601

Map 087
Block 0
Lot 027
SPAN#

Tax Rate
Tax Class

PropTaxRel
Land Gains

PropID
PlanSurv#

Assessment Year
Assessment Amount

DISCLOSURES

Special Listing Condition None
Sale Includes Equipment, Land/Building, Building
Exclusions
Investment Info
Flood Zone
Seasonal No
Easements
Covenants

Right of First Refusal

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

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