

Commercial Sale**5100086****Active****218 Us Route 3****Lincoln****Unit/Lot #****NH 03251****Listed: 7/14/2026****\$1,800,000****Closed:****DOM: 6****Taxes TBD****Tax Year Notes****Tax Annual Amount** \$7,454.00**Tax Year** 2025**Gross Income****Net Income****Operating Expense****County** NH-Grafton**VillDstLoc****Year Built** 1940**Building Area Total****Building Area Source****Total Available Area****Total Available Area Source****Zoning** GU3**Road Frontage** Yes**Road Frontage Length** 282**Lot Size Acres** 3.50**Traffic Count****Loss Factor Percentage****Vacancy Factor****Activation Date****Business Type** Business, Hospitality, Multi-Family, Opportunity, Retail**Business Type Use** Amusement/Recreation, Business w/ Real Estate, Campground, Storefront**Directions**

Property Panorama VTour

Public Remarks Imagine owning a piece of the White Mountains, a place families have returned to for a quarter century, on the banks of the Pemigewasset River at the gateway to Franconia Notch. This Campground & Cabins is that rare opportunity: a profitable, established recreation business and the land it sits on, ready for an owner with vision. The 3.5± acre property packages 45 RV and tent sites (twelve full-hookup, five with upgraded 30/50-amp service), seven furnished rental cabins with a linen program, a four-bedroom/two-bath owner's residence with attached storefront and office, a barn with arcade and workshop, a bathhouse with quest laundry, and a fenced playground, all wrapped around a trout-and-duck pond with riverfront and brook frontage and strong Wi-Fi throughout. Half a mile from I-93 at Exit 33 and minutes from Loon, Cannon, and Franconia Notch State Park, the property has earned a loyal, repeat clientele and a standing waitlist year after year... decades of goodwill a new owner inherits from day one. Multiple revenue streams: sites, cabins, and store, spread the risk and smooth the season, and the riverfront setting sells itself: campfires by the water, foliage in the fall, the mountains at your back. This is a well-run, owner-operated business priced on in-place performance, with real room to grow: a longer four-season schedule, modernized online booking and dynamic pricing, event rentals, and nightly rates that sit well below competing parks in the corridor... none of it requiring additional land. Zoned GU3 (General Use Route 3), where a campground is a permitted use by right alongside a wide range of commercial and hospitality uses. For the right owner, this is more than an investment... it's a mountain lifestyle, a legacy to steward, and a beloved business ready for its next chapter. Detailed financials, the full offering memorandum, and per-site records are available to qualified buyers under a confidentiality agreement.

STRUCTURE**Basement** Yes**Basement Access Type** Walkout**Basement Description** Concrete**Building Number** 10**Total Units****# of Stories****Divisible SqFt Min****Divisible SqFt Max****\$/SqFtTot****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****Water Source** Public**Sewer** Public**Utilities** Cable**Internet** Cable Internet**Fuel Company****Electric Company****Water Company****Phone Company****Cable Company****Internet Service Provider**

LOT & LOCATION

Submarket		Waterfront Property Yes
Project Building Name	Country Bumpkins	Water View
		Water Body Access Yes
ROW Length		Water Body Name Pemigewasset River
ROW Width		Water Body Type River
ROW Parcel Access		Water Frontage Length
ROW to other Parcel		Water Access Details Directly Adjoining
Surveyed		Waterfront Property Rights Exclusively Owned
Surveyed By		Water Body Restrictions Unknown

FEATURES

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AirCond%		Green Verification Body
Sprinkler		Green Verification Progrm
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

DeedRecTy	Map 108	Tax Rate
Total Deeds	Block 0	Tax Class
Deed Book	Lot 42	
Deed Page	SPAN#	Current Use
		Land Gains
PropID		Assessment Year
PlanSurv#		Assessment Amount

DISCLOSURES

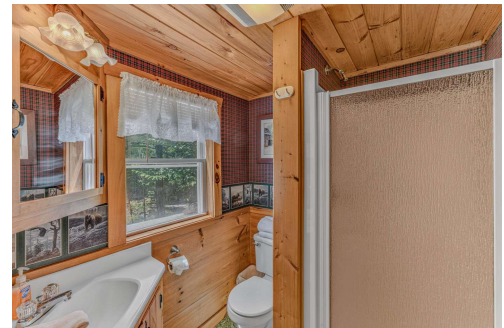
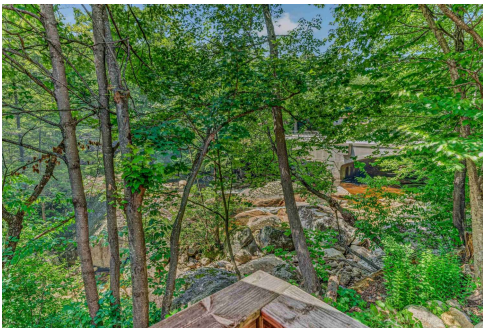
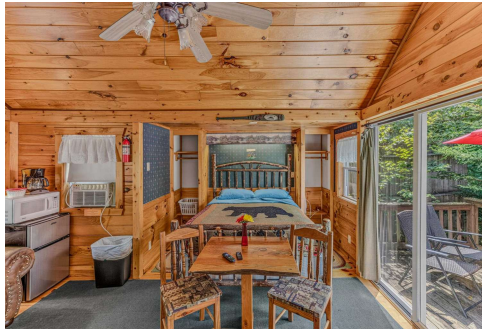
Foreclosed/Bank-Owned/REO	Right of First Refusal
Sale Includes Additional Buildings, Camp, Equipment, Land/Building	
/Business, Furnishings	
Exclusions see f, f, & e list	Auction
Investment Info	Auction Date
Flood Zone	Auction Time
Seasonal	Auctioneer Name
Easements Yes	Auctioneer License Number
Covenants	Auction Price Determnd By

PREPARED BY

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Lincoln NH 03251



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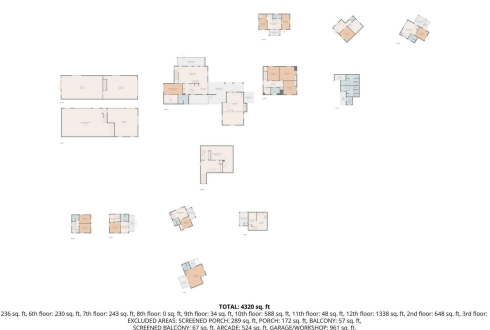
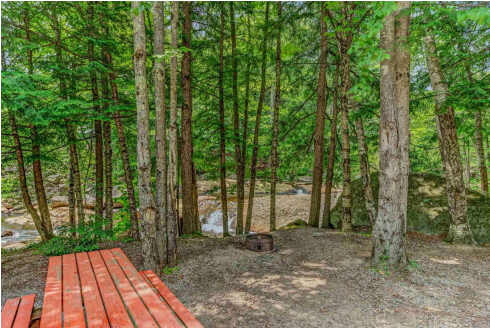
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Keegan Rice

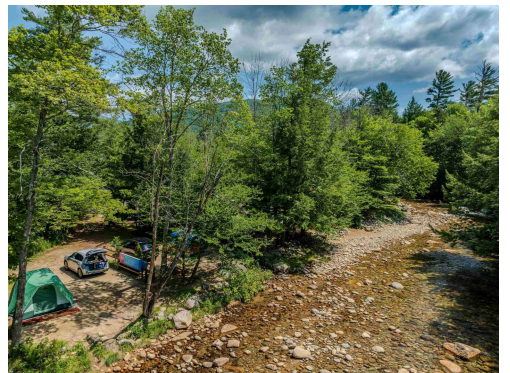
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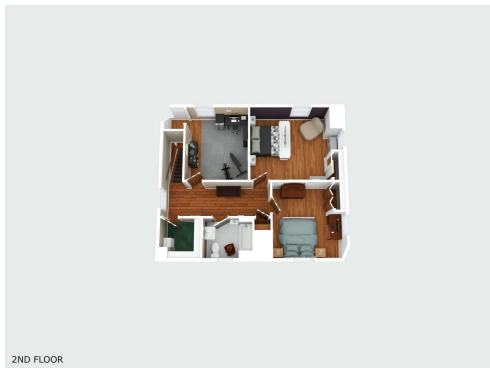








12TH FLOOR



2ND FLOOR



8TH FLOOR