

Commercial Sale
5081763
Active

1808 Chocorua Mountain Highway
Tamworth NH 03817
Unit/Lot #

Listed: 4/2/2026
Closed:
DOM: 33
\$650,000



County NH-Carroll
VillDstLoc
Year Built 1987
Building Area Total 5,320
Building Area Source Assessor
Total Available Area 4,965
Total Available Area Source Assessor
Zoning None
Road Frontage Yes
Road Frontage Length 626
Lot Size Acres
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$10,708.00
Tax Year 2025
Gross Income \$56,400
Net Income
Operating Expense

Activation Date

Business Type Retail



Property Panorama VTour

Directions From Chocorua take Rt 16 N past Chocorua Lake, property will be on the north bound side just after Washington Hill Rd

Public Remarks **Opportunity Knocks! Prime Mixed-Use Investment on Route 16** Here's your chance to own a versatile commercial property in a highly visible location on the northbound side of Route 16 in Tamworth (8200+- cars daily). Ideally situated just north of Chocorua and only about 10 minutes south of Conway, this property benefits from steady traffic flow and excellent accessibility. This well-maintained building offers about 5,000 square feet of flexible space, making it perfect for a variety of uses. The property currently generates strong income with a front retail space leased at \$1,400 per month. In addition, there is approximately 1,000 square feet of office space—ideal for your own business or as an opportunity for additional rental income. The property also includes two residential units: a one-bedroom apartment renting for \$1,100 per month, and a spacious two-bedroom, three-bath apartment generating \$2,200 per month. Each bedroom in this unit has a private bath. Whether you're looking to run your own business while offsetting expenses with rental income, or seeking a solid investment property with established cash flow, this is an opportunity you won't want to miss.

STRUCTURE

Construction Materials Wood Frame
Roof Asphalt Shingle
Foundation Details Concrete
Basement No
Basement Access Type
Basement Description Slab

Building Number
Total Units
of Stories
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTota \$130.92

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

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

UTILITIES

Heating Baseboard, Hot Water
Water Source Drilled Well
Sewer Private
Electric Circuit Breaker(s)
Utilities Cable at Site
Internet Cable Internet

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

LOT & LOCATION

Submarket
Project Building Name

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed
Surveyed By

Zoning Description Commercial Zoning

Waterfront Property Yes
Water View No
Water Body Access
Water Body Name Chocorua River
Water Body Type Brook/Stream
Water Frontage Length
Waterfront Property Rights Exclusively Owned
Water Body Restrictions Yes

FEATURES

AirCond%
Sprinkler
Signage Adequate

Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

DeedRecTy Quit Claim
Total Deeds
Deed Book 3862
Deed Page 194

Map 402
Block 0
Lot 23
SPAN#

Tax Rate
Tax Class

Current Use
Land Gains

PropID
PlanSurv#

Assessment Year
Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Land/Building
Exclusions
Investment Info
Flood Zone
Seasonal No
Easements
Covenants

Right of First Refusal

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

PREPARED BY

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