

Commercial Sale
5111032
Active

3360 & 3378 White Mountain Highway
Conway
NH 03860
Unit/Lot #

Listed: 9/22/2026
Closed:
DOM: 0

\$2,700,000



County NH-Carroll
VillDstLoc
Year Built 1872
Building Area Total 10,404
Total Available Area Source
Total Available Area
Building Area Source Public Records
Zoning HC
Road Frontage Yes
Road Frontage Length 255
Lot Size Acres 5.20
Traffic Count
Loss Factor Percentage
Vacancy Factor
Taxes TBD No
Tax Annual Amount \$18,866.00
Tax Year 2026
Gross Income
Net Income
Operating Expense
Business Type Development, Hospitality, Multi-Family, Opportunity, Retail, Restaurant



Activation Date

Directions From N Conway Village drive north/west on Route 16/302 one mile. Property is on the left.

Public Remarks Business relocating! Cease the opportunity to purchase a 10,000 sq ft building with powerful views to Mt. Washington on 5.2 commercially zoned acres, adjacent to popular and successful businesses in North Conway. The building currently houses a restaurant, brewery, five guest rooms, and a one-bedroom long-term rental. The flexible layout and public water & sewer allows for expansion or a change of use, with the option to continue as a restaurant or convert the space to apartments, with additional units possible in the building, and on the back and side land. The walkout basement adds 4,500 sq ft of additional space for infrastructure. Whether you're an investor seeking income potential or an entrepreneur ready to bring a vision to life, this property offers a unique opportunity for its next chapter.

STRUCTURE

Construction Materials Wood Frame, Brick Veneer Exterior, Wood Siding
Foundation Details Concrete Slab
Roof Membrane, Shingle
Basement Yes
Basement Access Type Interior

Building Number
Total Units 4
of Stories 3
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Height

Dock Levelers

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

PUBLIC RECORDS

Deed Recorded Type Multiple
Total Deeds 2
Deed Book 1857
Deed Page 18

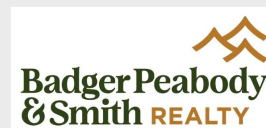
UTILITIES**Heating** Baseboard, Hot Water, Multi Zone**Natural Gas Available** Unknown**Cooling** Central AC, Multi Zone**Utilities** Cable Available, Telephone Available**Water Source** Public**Sewer** Private, Public**Electric** Circuit Breaker(s)**Internet** Fiber Optic Internet**LOT & LOCATION****Submarket** Conway/North Conway**Project Building Name****Lot Features** Near Paths, Near Shopping, Near Skiing, Landscaped, Major Road Frontage, Mountain View, Neighbor Business, Sloping, View, Near Hospital**Zoning Description** Commercial Zoning**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 21+, Paved**Other Equipment** Security System, Smoke Detector, Sprinkler System**Building Features** Fire System, Living Space Available, Public Restrooms, Security System, Smoke/Heat Detectors**Air Conditioning Percent** 80**Sprinkler** Other**Signage** Adequate**Railroad Available****Railroad Provider****PREPARED BY**

Kevin J Killourie
 Cell: 603-986-5551
 KevinK@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty
 2633 White Mountain Hwy

North Conway NH 03860
 Off: 603-356-5757
 Info@BadgerPeabodySmith.com



Listed by:

Kevin J Killourie/ Badger Peabody & Smith Realty

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004436

RECEIVED
CARROLL COUNTY REGISTRY2000 APR 14 PM 2:24
Lillian O Brooks
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 5 HUNDRED AND 50 DOLLARS

MO. DAY YR. 04/14/2000 425647

AMOUNT \$ 8550.00

VOID IF ALTERED

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **SHAINA HOSPITALITY CORPORATION**, a corporation duly organized and existing under the laws of the State of New Hampshire, having a mailing address of Post Office Box 1527, Village of North Conway, Town of Conway, County of Carroll, State of New Hampshire (03860), for consideration paid, grants to **FEDERAL SPICE CORP.**, a corporation duly organized and existing under the laws of the State of New Hampshire, having its principal place of business at 225 Federal Street, Portland, Cumberland County, Maine (04101), with WARRANTY covenants:

TRACT #1:

A certain tract or parcel of land, with the buildings thereon, situate in Intervale, in the Town of Conway, County of Carroll, and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the west side of Route 16, north of the old Cox farmhouse and running North 68 degrees West, one hundred sixty (160) feet to an iron pipe; thence running South 22 degrees West, two hundred thirty-eight (238) feet to an iron pipe; thence South 60 degrees 30' East, one hundred sixty-nine (169) feet to an iron pipe on the roadside (an elm tree is on this line near the roadside); thence along the west side of the highway North 20 degrees East, two hundred sixty (260) feet to the point begun at.

SUBJECT TO water pipeline easement, described as follows in deed of Gibsons to Hoffman, dated March 28, 1952, recorded in Carroll County Records, Book 283, Page 131:

"The grantees reserve the right to the use of the water pipe lines as now on the property connecting with house in rear and barns, with the right to enter on said property for necessary maintenance and repairs of said water system, doing no unnecessary damage and replacing grounds in as good condition as found."

COOPER, DEANS & CARGILL, P.A. - ATTORNEYS AT LAW
92 PINE STREET - P.O. BOX 450 - NORTH CONWAY, NEW HAMPSHIRE 03860-0450

BK 1857 PG 018

TRACT #2:

Also a certain tract or parcel of land, situate in Intervale, in the Town of Conway, County of Carroll, and State of New Hampshire, bounded and described as follows:

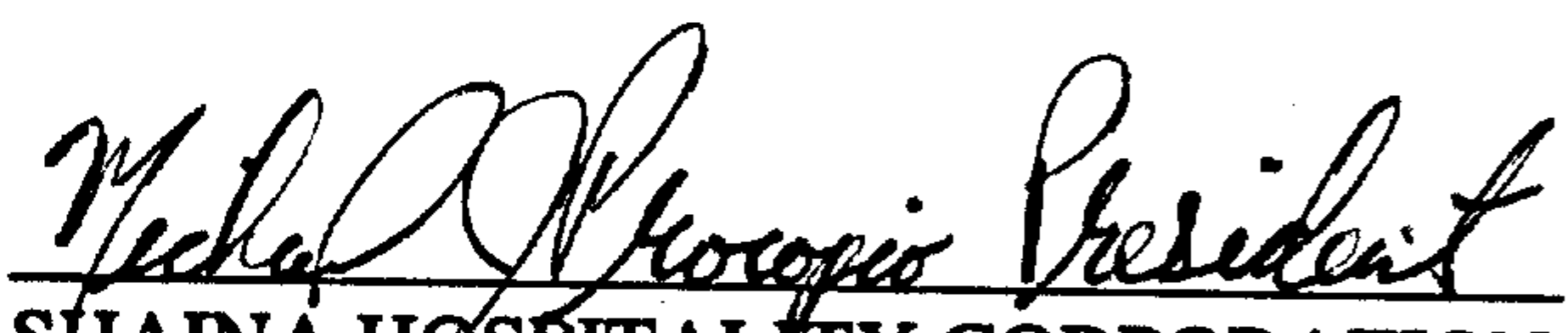
Beginning at the southeast corner of land of Routes 16 & 302 on the westerly side of said Highway, at a point which is the southeast corner of land herein conveyed; and the northeast corner of the property now or formerly of Emil A. Hoffman and Anne H. Hoffman; thence running northerly on the Highway two hundred (200) feet to a stake; thence westerly on a line parallel with the North line of the said Hoffman Property two hundred (200) feet to a stake; thence running southerly on a line parallel to the highway two hundred (200) feet; thence easterly two hundred (200) feet to the point begun at. No filling station or store shall be erected on said property.

The premises is conveyed SUBJECT TO the following restriction: "No business engaged in the sale of clothing, goods, and merchandise of British, Scottish, or Irish origin shall be operated, conducted or allowed to be maintained on the property herein conveyed by grantors. Said restriction shall be considered as running with the land and shall bind the grantee, its successors and assigns for a period of ten (10) years from the date hereof. This covenant may be enforced by John R. Hurley and Judith M. Hurley or their heirs, executors, administrators or assigns."

SUBJECT TO the burdens and TOGETHER WITH the benefits of a certain Easement Agreement dated July 5, 1990 by and between John R. Hurley and Judith M. Hurley and Shaina Hospitality Corporation recorded at Carroll County Registry of Deeds in Book 1419, Page 293.

MEANING AND INTENDING to describe and convey the same premises conveyed by Warranty Deed of John R. Hurley and Judith M. Hurley to Shaina Hospitality Corporation dated July 5, 1990 recorded at Carroll County Registry of Deeds in Book 1419, Page 281.

WITNESS its hand this 14 day of April, 2000.


SHAINA HOSPITALITY CORPORATION
Michael J. Procopio, President

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS.

Personally appeared the above named, MICHAEL J. PROCOPIO, in his capacity as President of SHAINA HOSPITALITY CORPORATION, and acknowledged the foregoing instrument as his and the corporation's voluntary act and deed, before me this 14 day of April, 2000.

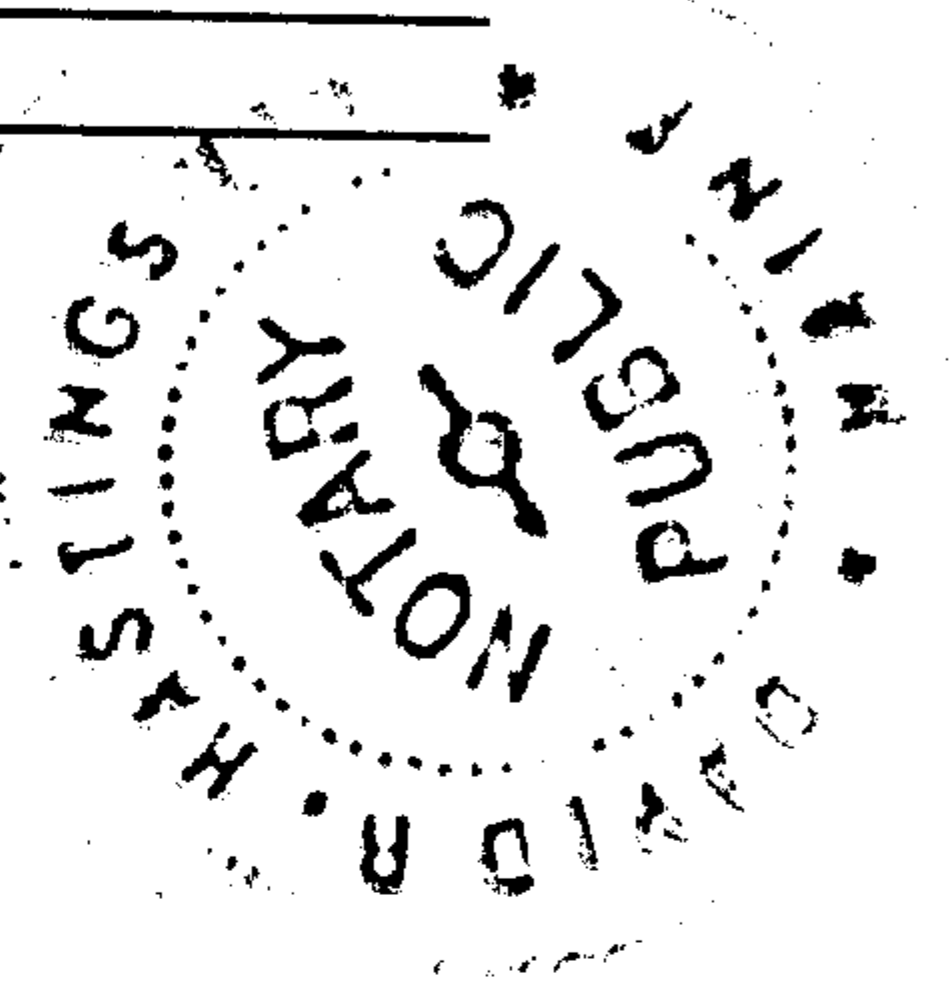
David Hastings III

Notary Public/Justice of the Peace

My Comm. Expires: _____

Print or Type Name: _____

DAVID R. HASTINGS III
My Commission Expires
September 4, 2001



F:\FS1\CLIENT\DH\REAL ESTATE\Scottish Lion\Warranty Deed.wpd

COOPER, DEANS & CARGILL, P.A. - ATTORNEYS AT LAW
92 PINE STREET - P.O. BOX 450 - NORTH CONWAY, NEW HAMPSHIRE 03860-0450

BK 1857 PG 020

E Doc # 1808790 08/22/2018 02:57:52 PM

Book 3404 Page 92 Page 1 of 4

Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA100096 25.00
TRANS TAX CA916183 3,375.00

Transfer Tax: \$3,375.00

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that THOMAS E. DEWHURST III, Successor Trustee of The John R. Cannell Revocable Trust of 2000 u/t/d January 19, 2000, having a mailing address of P.O. Box 518, Conway, County of Carroll and State of New Hampshire 03818, by the power conferred by said trust, and every other power, for Two Hundred Twenty-Five Thousand Dollars (\$225,000.00), grants to FEDERAL SPICE CORP., a New Hampshire corporation, having a mailing address of 3378 White Mountain Highway, North Conway, New Hampshire (03860) , the following tract or parcel of land with the buildings thereon, situated in Conway, Country of Carroll, and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point at the corner of stone walls surrounding the Willey Cemetery on the south line of land of Madelyn Madow as shown on a plan entitled, "Properties of John Cannell and Madelyn Madow, North Conway, New Hampshire", as surveyed by HEB Engineering 1988 and by Thaddeus Thorne Surveys, Inc. 1993, drawn September 9, 1996 and revised on November 27, 2000, said point being the northeast corner of said Willey Cemetery;

Thence, running on a bearing of South 83° 11' 29" East, a distance of 41.97 feet along said land of Madow, to a point situate on the west line of land now or formerly of Shaina Hospitality Corp., said point being the southeast corner of said land of Madow;

Thence, turning to the right and running on a bearing of South 07° 41' 55" West, a distance of 4.43 feet along said land of Shaina Hospitality Corp. to a point;

Thence, turning to the left and running on a bearing of South 83° 56' 10" East, a distance

of 40.00 feet still along said land of Shaina Hospitality Corp. to a point, said point being the northeast corner of the parcel herein described;

Thence, turning to the right and running on a bearing of South 05° 42' 20" West, a distance of 236.36 feet along said Shaina Hospitality Corp. to a point situate at the north line of land now or formerly of Leslie Nagy, said point being a southwesterly corner of said Shaina Hospitality Corp. and the southeast corner of the parcel herein described;

Thence, turning to the right and running on a bearing of North 76° 48' 35" West, a distance of 84.96 feet along said land of Leslie Nagy to an iron pipe corner, said corner being the northwest corner of said land of Leslie Nagy and the northeast corner of land of Janet and Leslie Nagy;

Thence, continuing on a bearing of North 76° 49' 55" West, a distance of 191.95 feet along said land of Janet and Leslie Nagy to an iron pipe corner near the edge of Foster Brook, thence, continuing on the same bearing of North 76° 49' 55" West, a distance of 35 feet more or less to the thread of the stream of Foster Brook, said point being the northwest corner of said land of Janet and Leslie Nagy and the southwest corner of the parcel herein described;

Thence, turning to the right and running in a generally northerly direction along the thread of the stream of Foster Brook to a point, said point being the southwest corner of Jeffrey and Juliet Fleisher and the northwest corner of the parcel herein described; thence, turning to the right and running on a bearing of South 81° 57' 05" East, a distance of 25 feet more or less to an iron pipe, said iron pipe lying on the following two reference lines from the previously mentioned iron pipe; North 18° 04' 50" West, 464.79 feet and then North 19° 07' 55" East, 463.36 feet (erroneously referred to on previous deed as 473.66 feet);

Thence, continuing on a bearing of South 81° 57' 05" East, a distance of 116.46 feet (erroneously referred to on previous deed as 104.66 feet) along said land of Fleisher to a point, said point being the northwest corner of land formerly of John Cannell now of Madelyn Madow and is shown as parcel A on the aforementioned plan, and being the northeast corner of the parcel herein described;

Thence, turning to the right and running on a bearing of South 16° 46' 25" West, a distance of 365.62 feet along said land of parcel A to a point, said point being the southwest corner of said parcel A and the northeast corner of land of Madelyn Madow as shown on said Plan;

Thence, turning slightly to the left and running on a bearing of South 07° 41' 55" West, a distance of 312.50 feet along said land of Madow to a point, said point being the southwest corner of said land of Madow;

Thence, turning to the left and running on a bearing of South 83° 11' 20" East, a distance of 123.00 feet along said land of Madow to a point;

Thence, continuing on the same bearing of South 83° 11' 20" east, a distance of 77.00 feet still along said land of Madow to a point at the corner of stone walls of the aforementioned Willey Cemetery, said point being the northwest corner of said Willey Cemetery;

Thence, turning to the right and running on a bearing of South 05° 27' 00" west, a distance of 63.68 feet along the stone wall of said Willey Cemetery to a point and corner of the Willey Cemetery;

Thence, turning to the left running on a bearing of South 83° 42' 15" east, a distance 45.58 feet along the stone wall of said Willey Cemetery to a point and corner of the Willey Cemetery;

Thence, turning left and running on a bearing of North 06° 30' 45" east, a distance of 63.25 feet to the point of beginning.

Excepting and reserving the Willey's Cemetery as depicted as shown on a plan entitled "Subdivision Plan of Land of North Conway, Town of Conway, N.H. prepared for Northern N.H. Mental Health & Development Services, Inc." and recorded in the Carroll County Registry of Deeds at Book 125, Page 50.

SUBJECT TO AND TOGETHER WITH a 30 foot wide right-of-way along the Dugway Road, for all purposes, as shown on the above referenced Plan from NH Route 16 to land now or formerly of Madelyn Madow and right-of-way more particularly described in deed recorded in the Carroll County Registry of Deeds at Book 724, Page 83. For further explanation and description of the right-of-way and modifications thereto see deed of Madelyn Madow to Berlin City Bank dated September 17, 2003 and recorded in the Carroll County Registry of Deeds at Book 2208, Page 0388.

SUBJECT TO AND TOGETHER WITH a right-of-way for access in common with others, for all purposes, from NH Route 16 and 302 to reach the within described parcel.

SUBJECT TO AND TOGETHER WITH all rights, terms and conditions of Easement Deed from John R. Cannell to the North Conway Water Precinct dated May 26, 1994 and recorded in the Carroll County Registry of Deeds at Book 1581, Page 800 as more particularly described therein.

SUBJECT TO a right-of-way to access the Willey Cemetery as reserved in deed of John H. Hale and Ann J. Hale to Andrew Buzzell for the benefit of Deacon Stephen Willey, his heirs and assigns, dated October 8, 1856 and recorded in the Carroll County Registry of Deeds at Book 29, Page 558.

SUBJECT TO a right-of-way reserved to Hussey and Cannell as referred to in the deed recorded in the Carroll County Registry of Deeds at Book 724, Page 83 and the remaining land of the grantee lying westerly of the Foster Brook and property herein conveyed.

There is saved, excepted and reserved, nevertheless, to the grantor, its successors and assigns, respectfully over the tract herein conveyed, a right of way for all purposes including necessary placement of utilities over or under the ground along the Dugway road/right-of-way as now or hereafter to the established crossing the within tracts respectively and leading to other land of the grantor lying westerly thereof. Said right-of-way is more particularly described in deed recorded in the Carroll County Registry of Deeds at Book 724, Page 83

MEANING AND INTENDING to convey the first parcel and a portion of the premises conveyed by Quitclaim Deed from John R. Cannell a/k/a John Cannell to John R. Cannell, Trustee of the John R. Cannell Revocable Trust of 2000 dated August 22, 2003 and recorded September 2, 2003 at said Registry of Deeds Book 2201, Page 400.

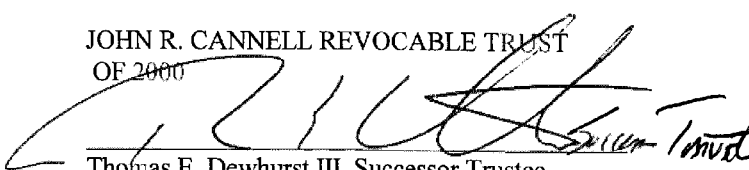
The within-described property is not homestead property for the Grantor or its within described Trustee.

The foregoing instrument was prepared from information supplied by the Grantor herein and no independent title search has been conducted.

SUBJECT TO all easements, covenants and/or restrictions of record, if any.

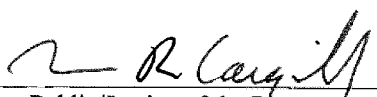
EXECUTED this 22 day of August, 2018.

JOHN R. CANNELL REVOCABLE TRUST
OF 2000


Thomas E. Dewhurst III, Successor Trustee
duly authorized

STATE OF NEW HAMPSHIRE
CARROLL, SS.

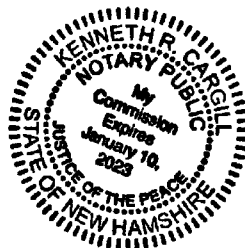
This instrument was acknowledged before me on August 22, 2018, by
THOMAS E. DEWHURST III, duly authorized Successor Trustee of the JOHN R. CANNELL
REVOCABLE TRUST OF 2000.

 /SEAL/
Notary Public/Justice of the Peace

(Type or Print Name)

(BLACK INK ONLY)

My Commission Expires: _____







Property Card: **FEDERAL SPICE CORP**

Town of Conway, NH



Parcel ID: 202-10

Owner: FEDERAL SPICE CORP

Co-Owner: C/O STEPHEN JOHNSON

Mailing Address: PO BOX 1080
INTERVALE, NH 03845-1080

Physical Location: 03360 WHITE MT HWY

General Information

State Class: 101
Class: RI
District No.: 6
Zone: HC
Total Acres: 3.430

Assessed Value

Land: \$186,400
Use Value Land: \$0
Buildings: \$132,900
Total: \$319,300

Sale History

Book/Page: 3404-0092
Deed Date: 20180822
Sale Date: 20180822
Sale Type: LAND + BLDG
Sale Price: \$225,000

Building Details

PPN # 1355
Series Card # 1
Living Units: 1
Style: OLD STYLE
Year Built: 1900
Effective Year Built: 0
True TLA (incl. fin. bsmt): 1,164
TLA 1,164
Stories: 1.5
Total Rooms: 5
Total Bedrooms: 3
Number Full Baths: 1
Number Half Baths: 1

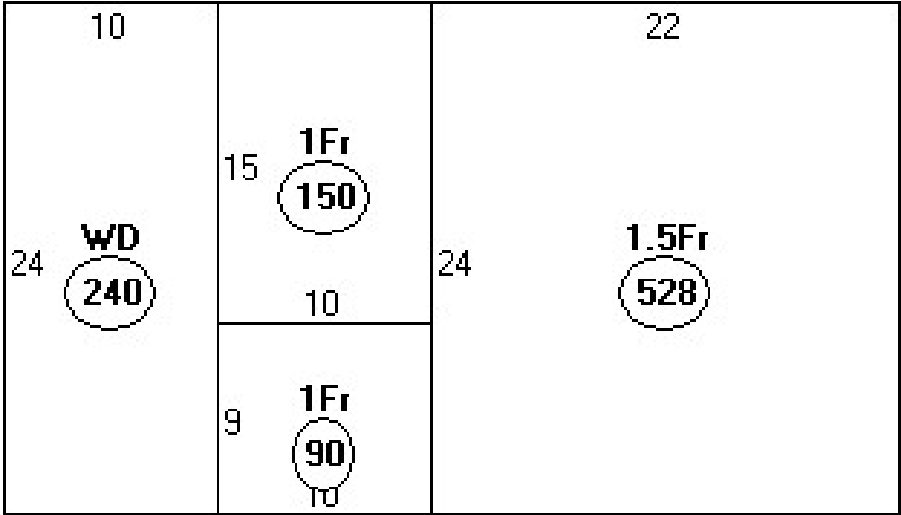
WB/FP Openings: 0
Heating Type: BASIC
Heating Fuel Type: OIL
Basement: CRAWL
FBLA Size: 0
Attic: NONE
Exterior Walls: 1
Basement / Garage: 0
CDU Cond Depr Util: AV
Grade: D



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

BUILDING SKETCH



Descriptor/Area

- A: 1.5Fr
528 sqft
- B: WD
240 sqft
- C: 1Fr
150 sqft
- D: 1Fr
90 sqft



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This information is believed to be correct but is subject to change and is not warranted.



Property Card: **FEDERAL SPICE CORP**

Town of Conway, NH



Parcel ID: 202-11

Owner: FEDERAL SPICE CORP

Co-Owner:

Mailing Address: PO BOX 1080
INTERVALE, NH 03845-1080

Physical Location: 03378 WHITE MT HWY

General Information

State Class: 326
Class: CI
District No.: 6
Zone: HC
Total Acres: 0.890

Assessed Value

Land: \$195,900
Use Value Land: \$0
Buildings: \$806,800
Total: \$1,002,700

Sale History

Book/Page: 1857-00018
Deed Date: 20000414
Sale Date: 20000414
Sale Type: 2
Sale Price: \$570,000

Building Details

PPN # 8320
Series Card # 1
Living Units: 5
Style:
Year Built: 1872
Effective Year Built:
True TLA (incl. fin. bsmt):
TLA 0
Stories:
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:

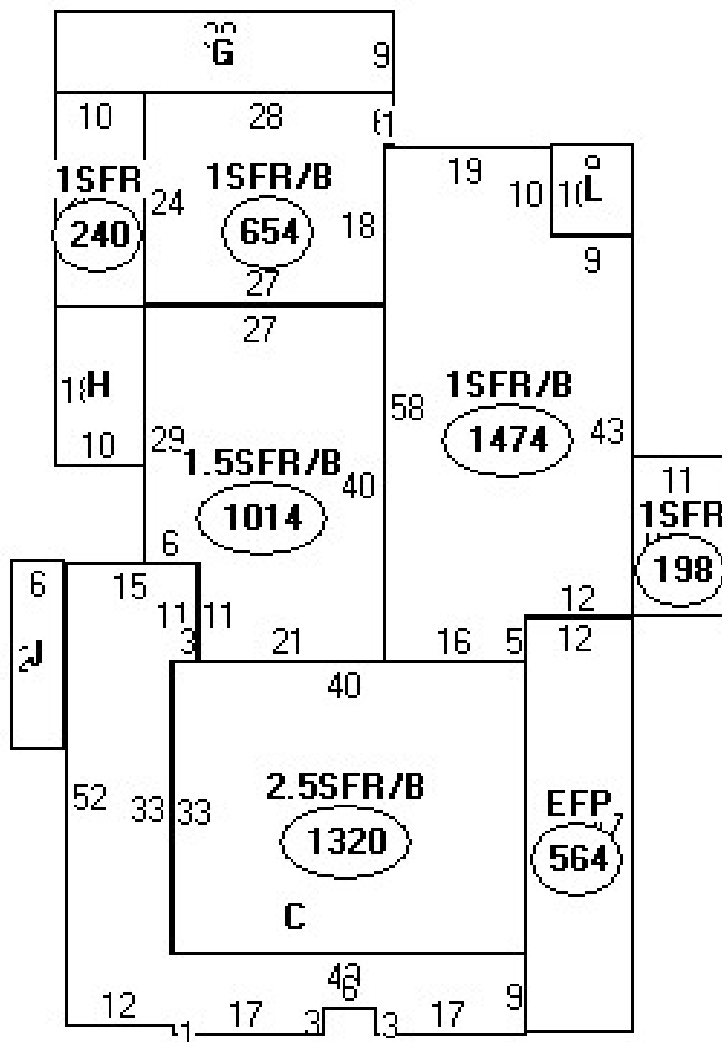
WB/FP Openings:
Heating Type:
Heating Fuel Type:
Basement:
FBLA Size: 0
Attic:
Exterior Walls:
Basement / Garage:
CDU Cond Depr Util:
Grade:



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This information is believed to be correct but is subject to change and is not warranted.

BUILDING SKETCH



Descriptor/Area

A: 2.5SFR/B
1320 sqft
B: 1.5SFR/B
1014 sqft
C: 1SFR
999 sqft
D: 1SFR/B
1474 sqft
E: EFP
564 sqft
F: 1SFR/B
654 sqft
G: FUB
342 sqft
H: GH1
180 sqft
I: 1SFR
198 sqft
J: WDK
126 sqft
K: 1SFR
240 sqft
L: 1SFR
90 sqft



Property Card: FEDERAL SPICE CORP
Town of Conway, NH

	Parcel ID: 202-12
	Owner: FEDERAL SPICE CORP
	Co-Owner:
	Mailing Address: 3378 WHITE MOUNTAIN HWY NORTH CONWAY, NH 03860-5189
Physical Location: 00000 WHITE MT HWY	
General Information	
State Class: 390 Class: CV District No.: 6 Zone: HC Total Acres: 0.880	Assessed Value
	Land: \$136,900 Use Value Land: \$0 Buildings: \$0 Total: \$136,900
Sale History	
Book/Page: 1857-00018 Deed Date: 20000414 Sale Date: 20000414 Sale Type: 1 Sale Price: \$570,000	
Building Details	
PPN # 8020 Series Card # 1 Living Units: 0 Style: Year Built: 0 Effective Year Built: True TLA (incl. fin. bsmt): TLA 0 Stories: Total Rooms: Total Bedrooms: Number Full Baths: Number Half Baths:	WB/FP Openings: Heating Type: Heating Fuel Type: Basement: FBLA Size: 0 Attic: Exterior Walls: Basement / Garage: CDU Cond Depr Util: Grade:



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

BUILDING SKETCH

	<u>Descriptor/Area</u>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Displaying results for Invoice: 2026P01038806.
Data last updated on Sep 14 2026.
Due amounts reflect interest as of 9/15/2026.

Invoice Number: 2026P01038806

Print Now

Owner	FEDERAL SPICE CORP	Due Date	7/8/2026
Owner 2	C/O STEPHEN JOHNSON	Bill Amount	\$2,034.00
Location	3360 WHITE MT HWY	Principal	\$2,034.00
Type	Property Tax	Interest	\$30.76 *
Billed Date	7/8/2026	Penalties	\$0.00
Map - Lot - Sub	000202000010000000	Total Due	\$2,064.76
Acres	3.43		

* Per Diem Interest is \$0.4458

Add To Cart

The Net Assessment was \$319,300 at the time of this bill.

Assessments:

Land	\$186,400
Buildings	\$132,900
Total	\$319,300

Net Assessment	\$319,300
----------------	-----------

Transaction Detail

Close

Displaying results for Invoice: 2026P01038807.
Data last updated on Sep 14 2026.
Due amounts reflect interest as of 9/15/2026.

Invoice Number: 2026P01038807

Print Now

Owner	FEDERAL SPICE CORP	Due Date	7/8/2026
Owner 2		Bill Amount	\$6,388.00
Location	3378 WHITE MT HWY	Principal	\$6,388.00
Type	Property Tax	Interest	\$96.61 *
Billed Date	7/8/2026	Penalties	\$0.00
Map - Lot - Sub	000202000011000000	Total Due	\$6,484.61
Acres	0.89		

* Per Diem Interest is \$1.4001

Add To Cart

The Net Assessment was \$1,002,700 at the time of this bill.

Assessments:

Land	\$195,900
Buildings	\$806,800
Total	\$1,002,700

Net Assessment	\$1,002,700
----------------	-------------

Transaction Detail

Close

Displaying results for Invoice: 2026P01038901.
Data last updated on Sep 14 2026.
Due amounts reflect interest as of 9/15/2026.

Invoice Number: 2026P01038901

Print Now

Owner	FEDERAL SPICE CORP	Due Date	7/8/2026
Owner 2		Bill Amount	\$872.00
Location	WHITE MT HWY	Principal	\$872.00
Type	Property Tax	Interest	\$13.19 *
Billed Date	7/8/2026	Penalties	\$0.00
Map - Lot - Sub	000202000012000000	Total Due	\$885.19
Acres	0.88		

* Per Diem Interest is \$0.1911

Add To Cart

The Net Assessment was \$136,900 at the time of this bill.

Assessments:

Land	\$136,900
Buildings	\$0
Total	\$136,900

Net Assessment	\$136,900
----------------	-----------

Transaction Detail

Close