SPERRY

COMMERCIAL REALTY ASSOCIATES

FOR SALE/LEASE

1667 WHITE MOUNTAIN HIGHWAY
SANBORNVILLE, NH 03872

5,000SF Highly Visible
Industrial Flex Space Available

Alexander Berube
ASSOCIATE
603.856.4445
alexander.berube@sperrycga.com
NH #078922

Chris Pascucci
MANAGING DIRECTOR
603.494.8960
chris.pascucci@sperrycga.com
NH #047341

Property Summary

SPERRY
COMMERCIAL REALTY ASSOCIATES

PROPERTY DESCRIPTION

Well-maintained commercial property offering 5,000 square feet on high-visibility Route 16 — one of New Hampshire's most traveled north/south corridors. The space features 2,000 SF of built-out office and showroom space with a kitchenette, and 3,000 SF of garage space with three 12-foot drive-in doors. Dedicated parking, small yard area, backup generator, and professional landscaping round out this versatile offering.

An excellent fit for an outdoor recreation company, service contractor, or any business seeking strong Route 16 exposure and signage opportunity in the heart of the Lakes Region.

OFFERING SUMMARY

Sale Price:	$899,000
Lease Rate:	$14 SF/yr (NNN)

LOCATION DESCRIPTION

1667 White Mountain Highway offers a strategic commercial location along Route 16, one of New Hampshire's primary north–south transportation corridors connecting the Seacoast, Lakes Region, and White Mountains. Positioned in Sanbornville, a village of Wakefield, the property benefits from strong year-round traffic counts, excellent visibility, and convenient regional access for businesses serving both local and seasonal populations.

The property is situated within New Hampshire's desirable Lakes Region, providing close proximity to Wolfeboro, Ossipee, and North Conway, while remaining accessible to southern New Hampshire and coastal Maine markets. The location offers a balance of commercial exposure and operational convenience, making it well suited for contractors, service companies, outdoor recreation businesses, showroom users, and other commercial operators seeking a highly visible Route 16 presence.

SPERRY - COMMERCIAL REALTY ASSOCIATES | 169 SOUTH RIVER RD | UNIT 1 | BEDFORD, NH 03110

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Location Map

SPERRY
COMMERCIAL REALTY ASSOCIATES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Interior Photos

SPERRY
COMMERCIAL REALTY ASSOCIATES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

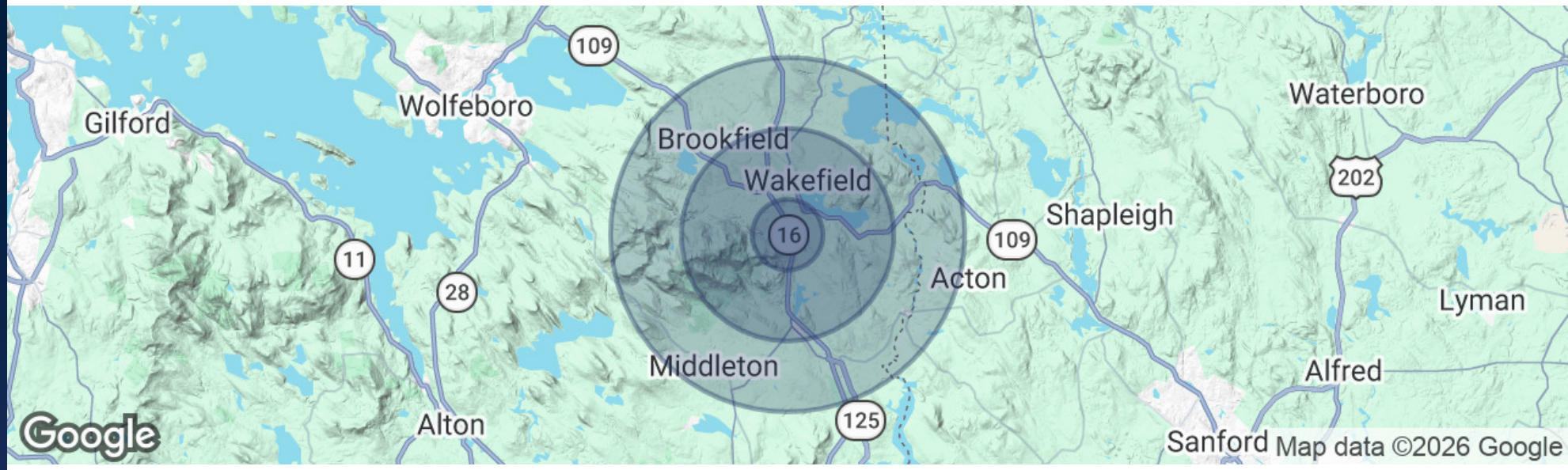
Exterior Photos

SPERRY
COMMERCIAL REALTY ASSOCIATES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Demographics Map & Report

SPERRY COMMERCIAL REALTY ASSOCIATES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	406	3,148	6,458
Average Age	44.3	44.6	46.5
Average Age (Male)	37.4	44.3	45.7
Average Age (Female)	43.9	43.1	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	140	1,199	2,495
# of Persons per HH	2.9	2.6	2.6
Average HH Income	$96,348	$110,975	$117,287
Average House Value	$290,630	$293,005	$315,915

2023 American Community Survey (ACS)

SPERRY - COMMERCIAL REALTY ASSOCIATES | 169 SOUTH RIVER RD | UNIT 1 | BEDFORD, NH 03110

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.