

FOR SALE



Anchorage Inn Rochester NH

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Rochester, NH 03867



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Section 1

Property Information



Property Summary

FOR SALE



exp COMMERCIAL

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Rochester, NH. This impressive property encompasses a 10,809 square foot building featuring 31 units, located in 2 exterior corridor guestroom buildings, an outdoor pool and outdoor recreational areas ideally positioned in the thriving Rochester area. Boasting a prime location and ample space, this property presents a lucrative prospect for hospitality and economy investors seeking a solid return on investment. With its spacious layout and strategic positioning, this property is perfectly poised to capitalize on the growing demand for accommodation and commercial space in the Rochester area. Don't miss the chance to make a strategic investment in this promising property and unlock its full potential.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$4,400,000
Number of Rooms:	31
Lot Size:	5.07 Acres
Building Size:	10,809 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	351	1,698
Total Population	194	787	3,772
Average HH Income	\$80,234	\$82,419	\$85,957

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LOCATION DESCRIPTION

Discover the endless possibilities of investing in the vibrant community of Rochester, NH. Nestled in the Seacoast region, this dynamic area offers a thriving hospitality and economy sector. With easy access to attractions such as the Rochester Opera House, Rochester Museum of Fine Arts, and numerous dining and shopping destinations, visitors are drawn to the rich culture and charm of the town. The area's strategic location near major highways and transportation hubs makes it a prime choice for investors looking to capitalize on the growing tourism and business opportunities in the region. Unlock the potential of the Rochester, NH area and make your mark on its prosperous future.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- 2 Exterior Corridor Buildings
- Fully Renovated Manager's apartment attached
- 31 units offering ample accommodation options
- Prime location in the bustling Rochester area
- Potential for high return on investment
- Versatile space for hospitality and commercial use
- Proximity to key amenities and attractions
- Well-maintained and attractive property
- Strong potential for revenue growth



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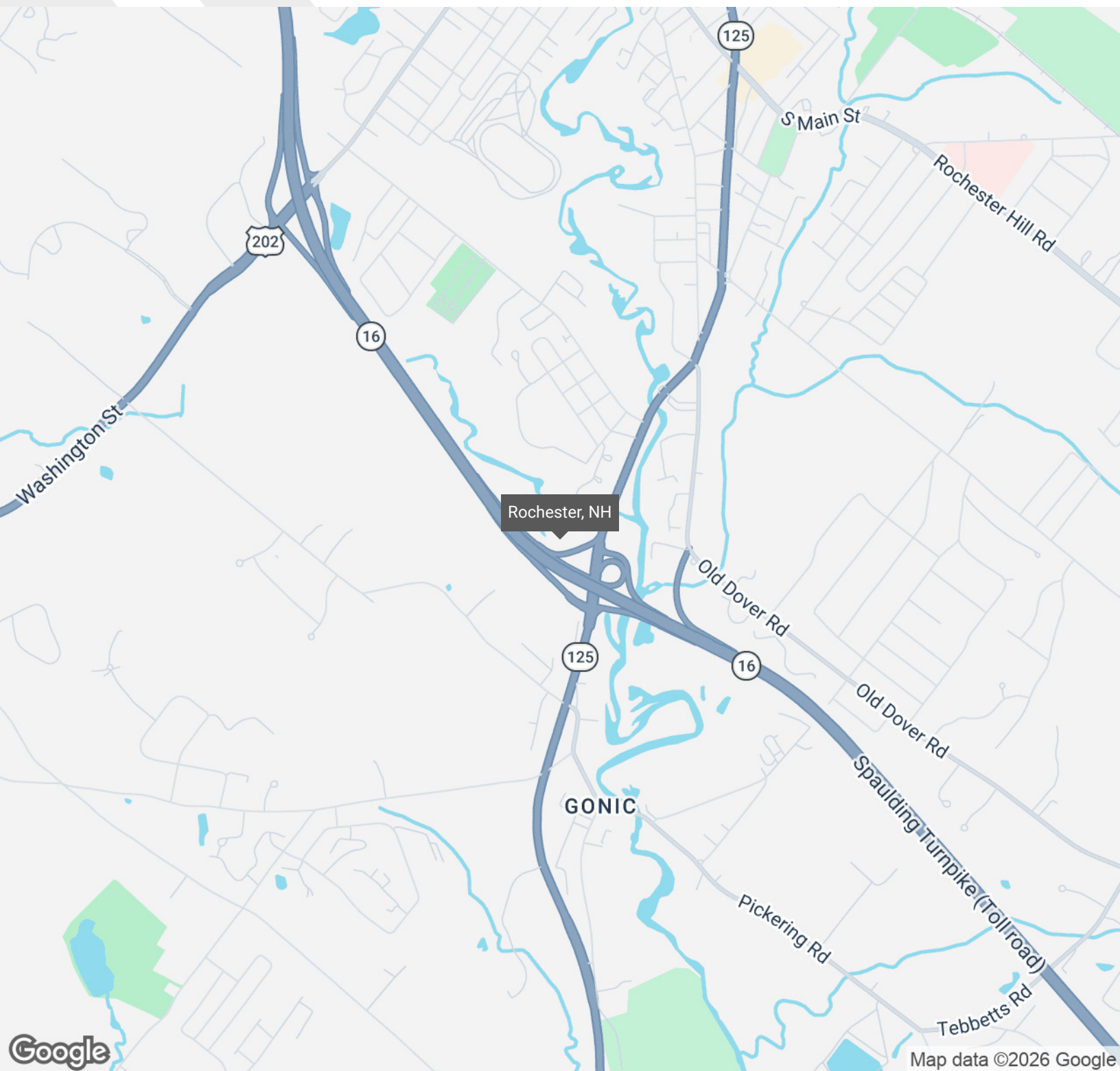
Section 2

Location Information



Regional Map

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Location Map

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Google

Map data ©2026

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Aerial Map

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Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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Financial Summary

FOR SALE

INVESTMENT OVERVIEW

Price	\$4,400,000
Price per SF	\$407
Price per Unit	\$141,935

OPERATING DATA

UPON REQUEST

FINANCING DATA

UPON REQUEST

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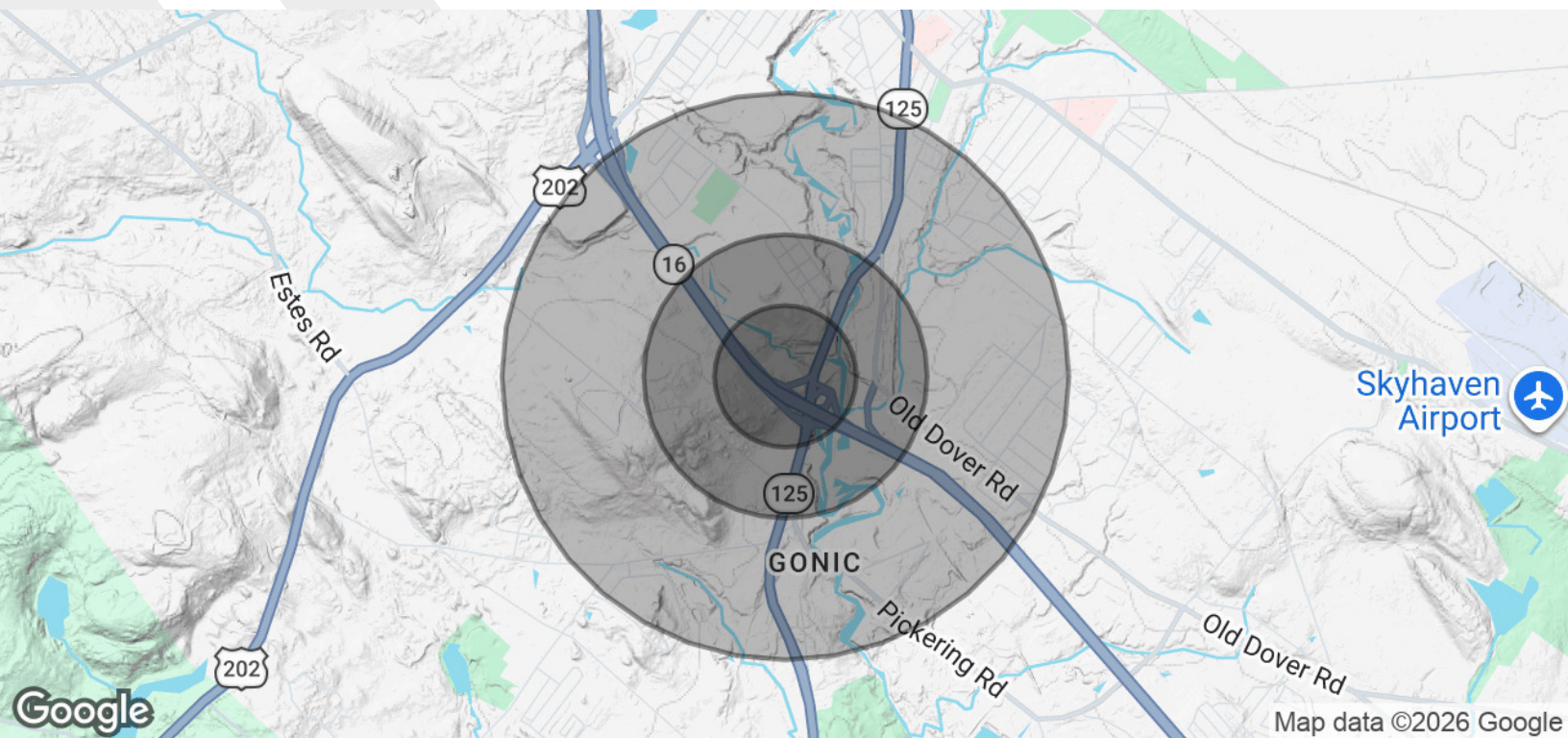
Section 3

Demographics



Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	194	787	3,772
Average Age	40.8	42.4	42.1
Average Age (Male)	41.2	42.1	39.8
Average Age (Female)	42.3	44.3	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	351	1,698
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$80,234	\$82,419	\$85,957
Average House Value	\$248,945	\$264,636	\$291,010

2023 American Community Survey (ACS)

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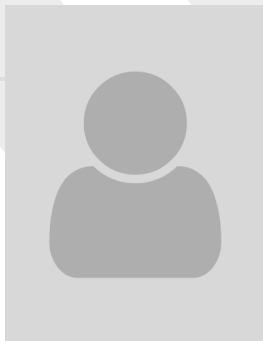
Section 4

Advisor Bios



Advisor Bio 1

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Thank you!



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