

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



The Bernerhof Inn

342 U.S. 302, Glen (Bartlett) NH 03838

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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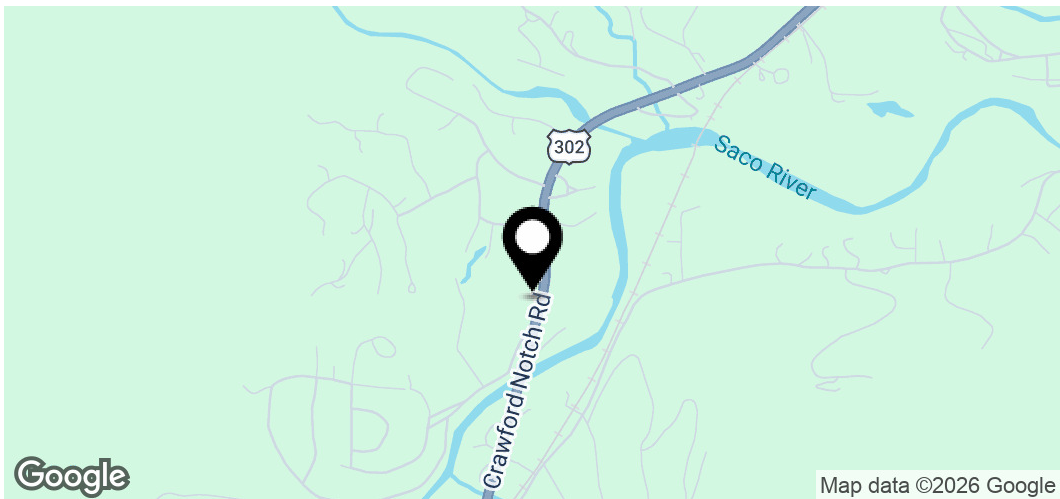
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$1,499,900
Building Size	8,600 SF +/-
Site Size	8.31 +/- Acres

Property Overview

An exceptional opportunity to acquire the former Bernerhof Inn, a distinctive hospitality property situated on 8.3 acres along US Route 302 in Glen, within the Town of Bartlett. Currently utilized as a short-term rental and located just minutes from Attitash Mountain Resort, the property offers a timely opportunity for a buyer looking to establish a presence in the Mount Washington Valley ahead of the 2026–2027 winter season. The approximately 8,600 SF building features 12 guest rooms, 14.5 bathrooms, a two-bedroom owner’s apartment, commercial kitchen, full basement, and extensive recent improvements.

With its prominent White Mountains location and proximity to Attitash, Story Land, and North Conway, the property offers flexibility for continued short-term rental or hospitality use, a retreat concept, event use, or other destination-oriented opportunities, subject to applicable approvals.

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Property Description

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Location Description

Located at 342 US Route 302 in Glen, within the Town of Bartlett, the property is ideally positioned in the heart of the Mount Washington Valley, one of NH's premier four-season tourism destinations. The location provides excellent access to the region's extensive recreation, dining, shopping, and entertainment amenities while benefiting from visibility along a major travel corridor.

The property is approximately 1.7 miles from Attitash Mountain Resort and Story Land and about 7 miles from North Conway Village, placing it within easy reach of skiing, hiking, biking, golf, family attractions, outlet shopping, restaurants, and the White Mountain National Forest.

With strong year-round visitor demand and convenient access to both recreational destinations and the commercial amenities of North Conway, the location is well suited for hospitality, short-term rental, retreat, event, or other destination-oriented uses.

Property Highlights

- 8.3-acre hospitality property along US Route 302 in the Mount Washington Valley
- Currently operated as a short-term rental
- Approximately 8,600 SF with 12 guest rooms and 14.5 bathrooms
- Includes a two-bedroom owner's apartment
- Commercial kitchen with walk-in cold storage
- Full walkout basement offering additional functional space
- 14 individually zoned mini-split HVAC units and building-wide sprinkler system
- New septic system installed in 2018; municipal water
- Minutes to Attitash Mountain Resort, Story Land, North Conway, and White Mountain National Forest
- Flexible opportunity for continued hospitality, retreat, event, or destination-oriented use, subject to approvals

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Additional Photos

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Floor Plans

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Floor Plans

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Location Information

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Regional Map

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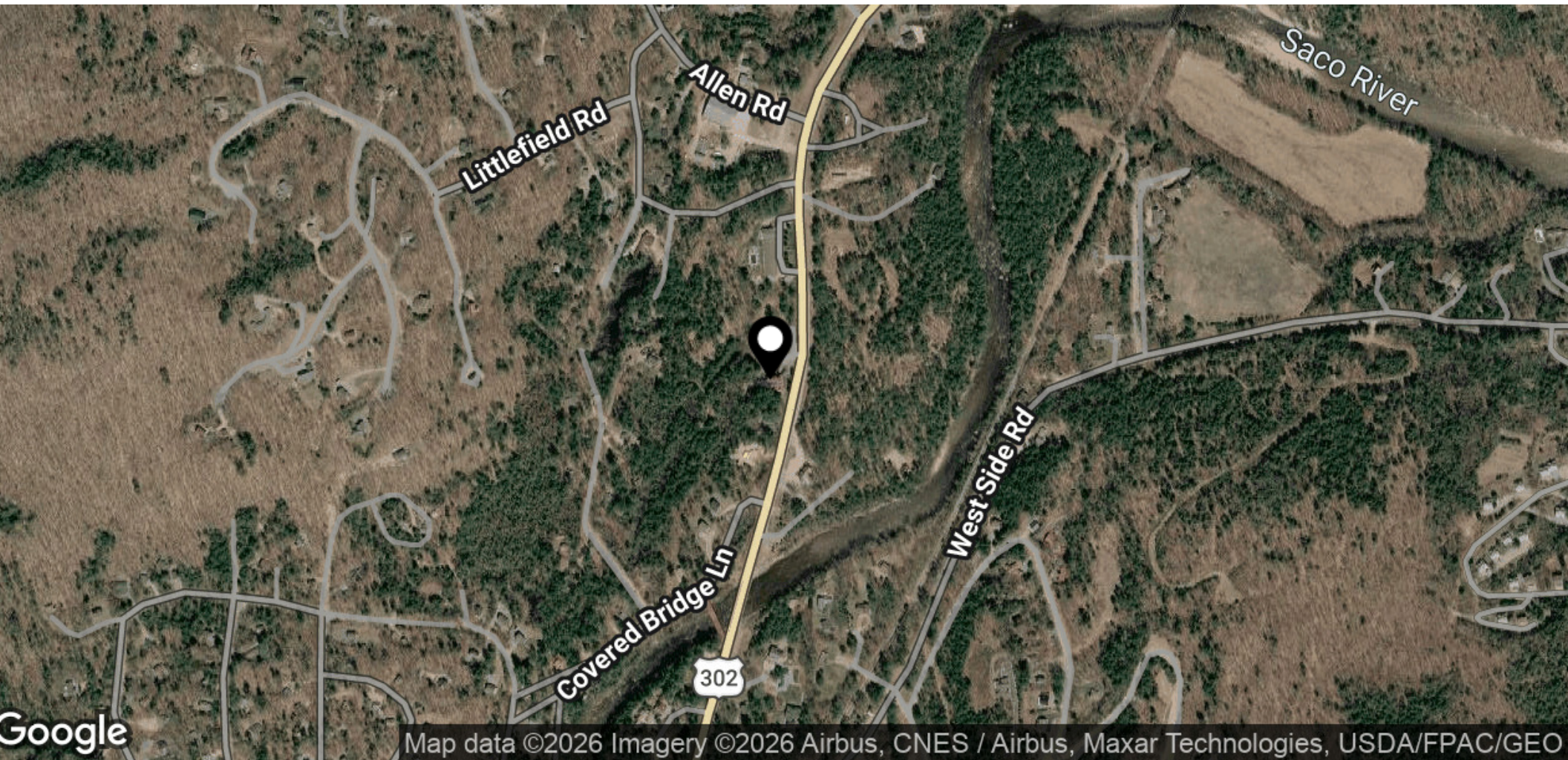
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Aerial Map

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Demographics

Section 4

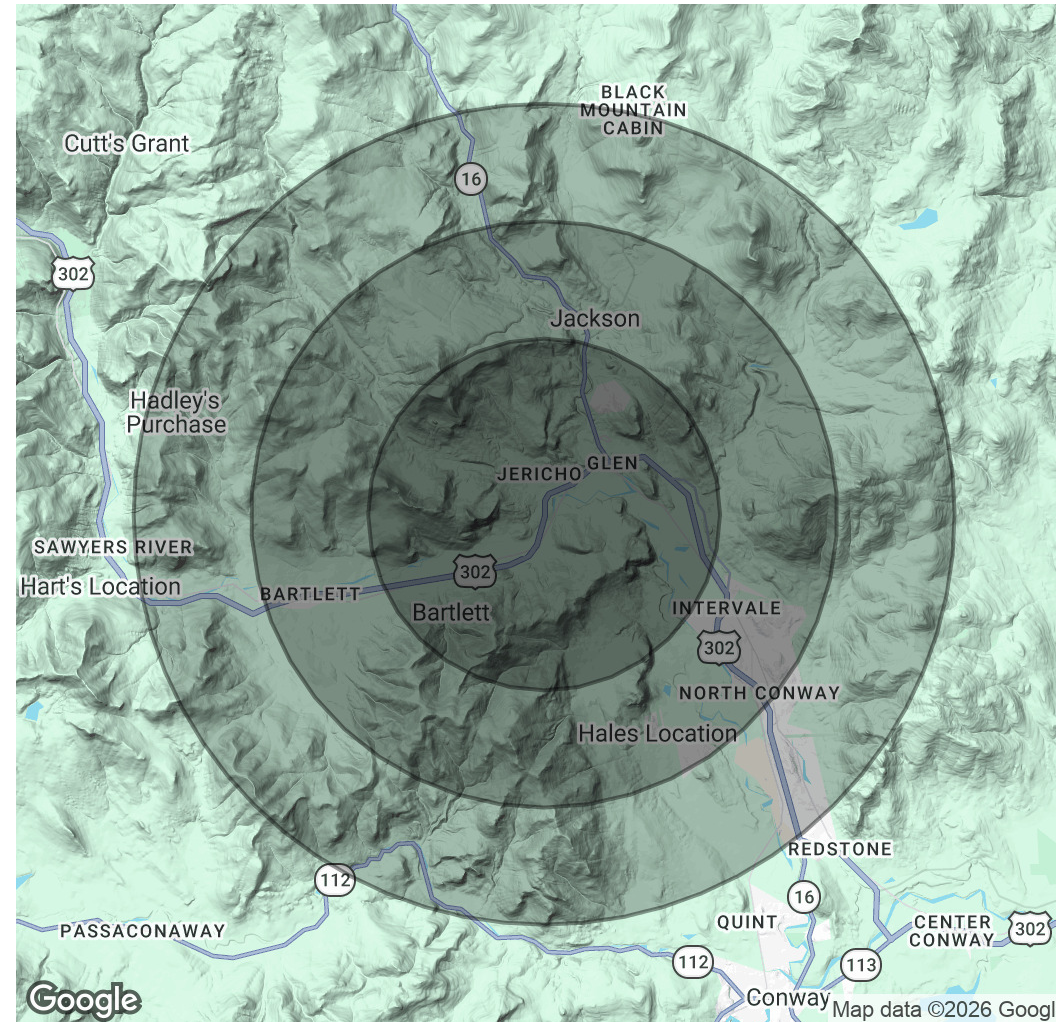
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	1,378	4,084	6,795
Average Age	55.7	55.7	54.9
Average Age (Male)	56	51.8	51
Average Age (Female)	57.6	58.7	58

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	773	2,189	3,532
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$128,362	\$115,656	\$108,362
Average House Value	\$356,510	\$377,691	\$392,491

2023 American Community Survey (ACS)



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Listing Team

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