

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Akers Pond Inn Cabins

820 Colebrook Rd, Errol, NH 03579

Exclusively Represented By:

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OFFERING MEMORANDUM

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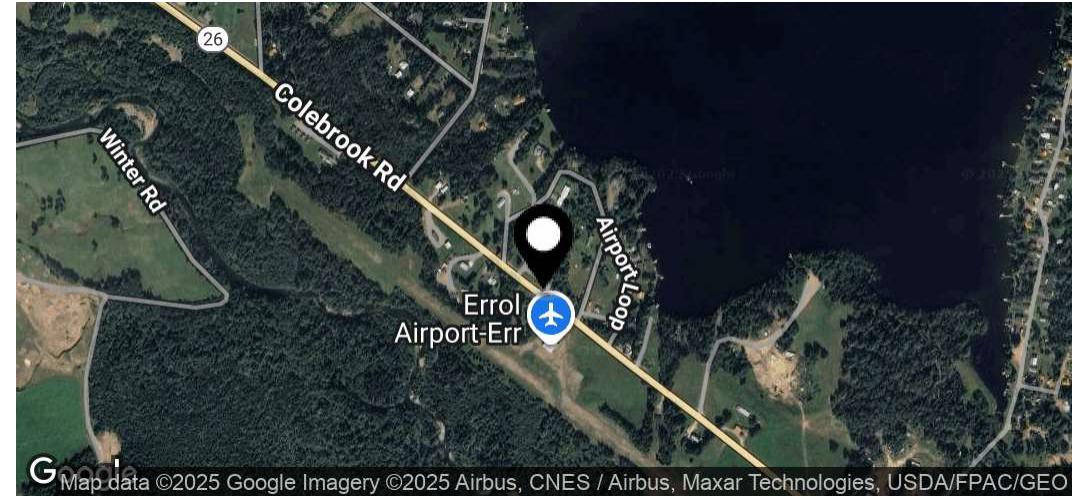
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$950,000
Building SF / GSF	7,066 SF / 6,298 SF
# of Units	9
Site Size	1.89 Acres

Location Overview

Discover the picturesque town of Errol, nestled in the heart of the Great North Woods. Located just minutes from the property, Akers Pond offers breathtaking natural beauty and prime fishing opportunities. Visitors can explore the nearby Umbagog Lake State Park or enjoy outdoor activities such as hiking, snowmobiling, and wildlife watching. The area is also close to the vibrant ATV trail network, providing easy access to miles of scenic trails. Guests can experience the charm of local shops, restaurants, and attractions, immersing themselves in the tranquil, natural beauty of the area. Whether visiting for leisure or business, the location offers a serene retreat in a quintessential New England setting.

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Property Description

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Property Description

Akers Pond Inn is an exceptional North Country property surrounded by some of New Hampshire's most spectacular outdoor recreation. This well-cared-for inn offers direct access to snowmobile trails, abundant hunting grounds, and some of the best fishing waters in the region. ATV enthusiasts will love the endless riding routes that stretch for miles through scenic forests and mountain terrain. Just steps from the dock, you can row into sparkling Akers Pond or head to the nearby boat launch and sandy beach. Lake Umbagog and its vast wildlife refuge are only minutes away, offering endless opportunities for boating, kayaking, and birdwatching.

The current owner has transformed what began as a small hobby into a flourishing and growing business, proving the location and charm of this property are a winning combination. With plenty of space and infrastructure already in place, along with in-unit features such as a mini-fridge, electric stove top, Keurig, and microwave, the potential to expand and elevate its commercial presence is wide open.

Errol's location is a magnet for outdoor adventure—whether casting a line in pristine waters, riding miles of snowmobile and ATV trails, or exploring hiking paths that wind through the mountains. The area is also home to breathtaking foliage in the fall and endless opportunities for year-round exploration.

With its prime location, established success, and limitless possibilities, this property stands out as a rare investment in one of New Hampshire's most vibrant recreational destinations.



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Complete Highlights

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Property Highlights

- 9-Unit Income Property – 7,066 SF building (6,298 SF GSF) set on 1.89 acres.
- Prime Outdoor Recreation Hub – Direct access to snowmobile trails, abundant hunting grounds, premier fishing waters, and extensive ATV routes.
- Waterfront Lifestyle – Steps to Akers Pond with nearby boat launch, sandy beach, and easy access to Lake Umbagog & wildlife refuge.
- Year-Round Destination – Boating, kayaking, birdwatching, hiking, and breathtaking foliage attract visitors in every season.
- Established Business with Growth Potential – Thriving inn with proven success and room to expand its commercial footprint.
- Two-Story Building with Ample Space – Ideal for hospitality, short-term rentals, or mixed-use opportunities.
- Strategic Location – In the heart of Errol, NH, a magnet for outdoor enthusiasts and travelers seeking adventure.
- Investment Ready – Infrastructure in place, ready to scale or reposition for greater revenue streams.



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Property Pictures

Section 2

Additional Photos - 1/2

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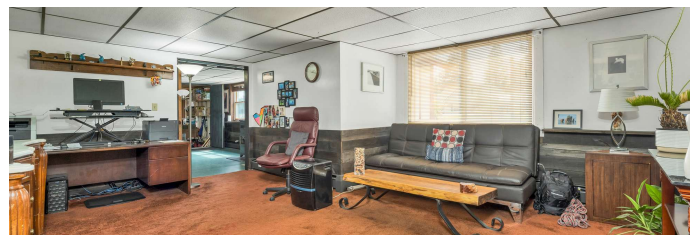
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Additional Photos - 2/2

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Floor Plans

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Floor Plan - 1/2

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Floor Plan - 2/2

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Location Information

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Aerial Map

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Demographics

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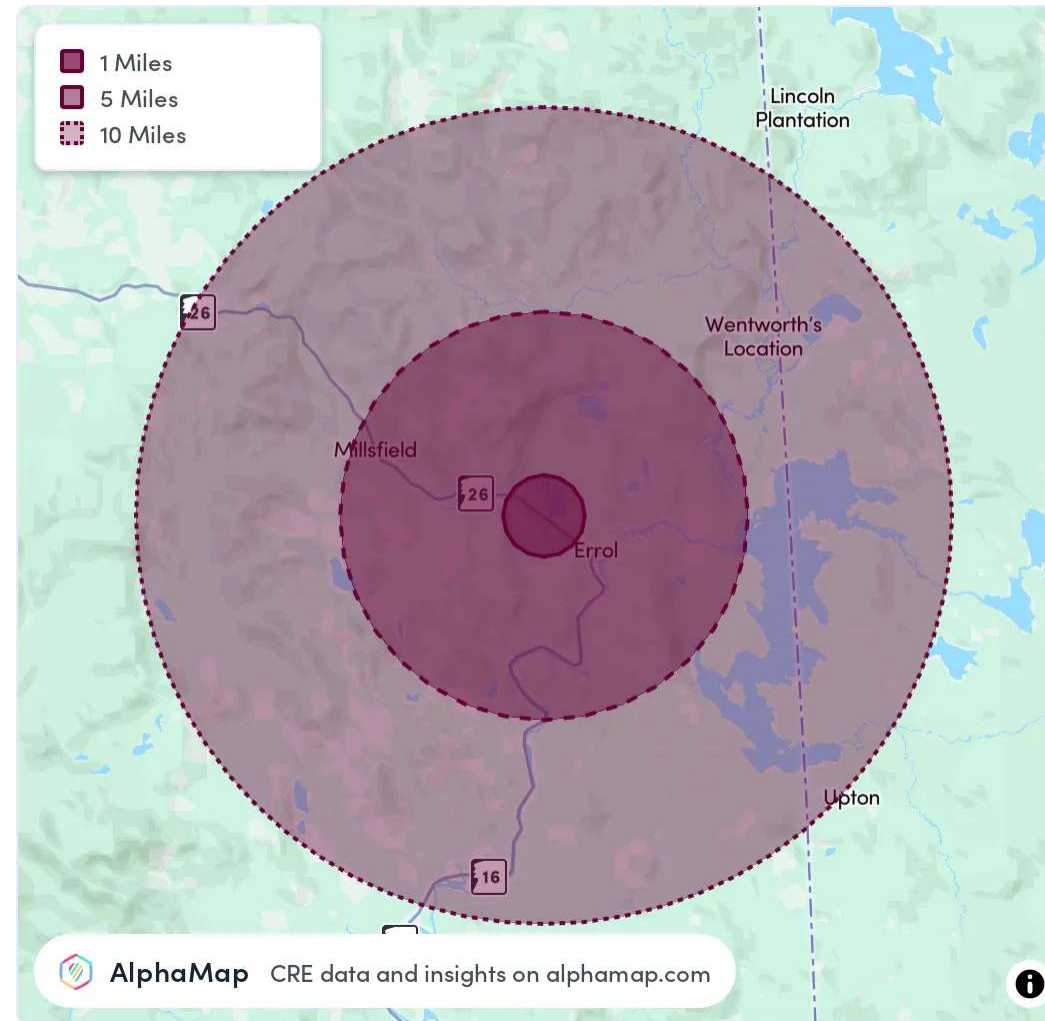
Area Analytics

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Population	1 Mile	5 Miles	10 Miles
Total Population	75	313	608
Average Age	55	55	55
Average Age (Male)	55	55	55
Average Age (Female)	54	54	54

Household & Income	1 Mile	5 Miles	10 Miles
Total Households	40	166	317
Persons per HH	1.9	1.9	1.9
Average HH Income	\$94,344	\$94,344	\$92,022
Average House Value	\$306,815	\$306,815	\$301,257
Per Capita Income	\$49,654	\$49,654	\$48,432

Map and demographics data derived from AlphaMap



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Advisor Bios

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Meet The Team

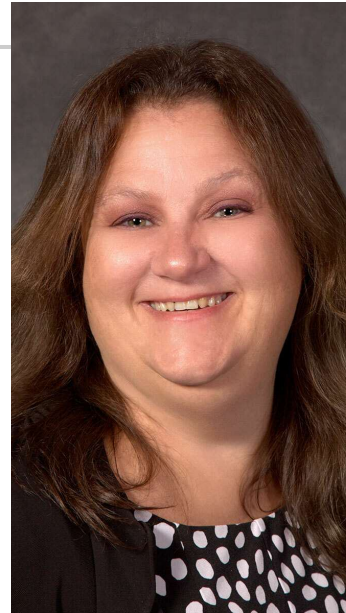
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