

**Commercial Sale**  
**5085416**  
**Active**

**2659 NH Route 16**  
**Albany**  
**Unit/Lot #**

**NH 03818**

**Listed: 4/25/2026**  
**Closed:**  
**DOM: 3**  
**\$385,000**



**County** NH-Carroll  
**VillDStLoc**  
**Year Built** 1990  
**Building Area Total** 1,784  
**Total Available Area Source** Public Records  
**Total Available Area** 1,784  
**Building Area Source** Public Records  
**Zoning** None  
**Road Frontage** Yes  
**Road Frontage Length** 605  
**Lot Size Acres** 6.02  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**  
**Taxes TBD** No  
**Tax Annual Amount** \$2,150.00  
**Tax Year** 2025  
**Gross Income**  
**Net Income**  
**Operating Expense**  
**Business Type** Retail  
**Business Type Use** Business w/ Real Estate, Country Store

D

**Activation Date**

**Directions** Rt 16 South for approximately 8 miles from lights in Conway. Just shy of 1 mile from the Piper Trail sign, and .2 mi after the World Fellowship sign, property on the left. If heading north, property on right .2 mi after Welcome to Albany sign. The 600 ' frontage extends to 2nd circular driveway.

**Public Remarks** LOG HOME & BUSINESS OPPORTUNITY. Sweet Log cabin with its recent facelift is ready for your venture with loveable rustic charm and excellent highway exposure. Cleaned up and being operated as a year-round store for antiques & collectibles, the interior space has been transformed into a warm and welcoming experience. Step into this established year round business with plenty opportunity for expansion OR, launch your own ideas in this easy access location. Midway between the Lakes and Mountain Regions of NH Rt 16 corridor has a high traffic count and comes with 600 ' road frontage and two circular drives for easy parking and posturing. Enhanced by its large commercial signage to introduce your ideas to the local community and vacation traffic. There is a heated detached workshop with an attic plus additional showrooms and storage space in 2 trailers. The home's inviting farmers' porch is a delight and welcomes you inside to beautiful beams, cathedral ceiling and a newly open floorplan that meanders into multiple rooms. The plumbing for the former kitchen, when this cabin was used as a home/business, has been capped off during present ownership and room partitions removed, other than its full bathroom which remains. Many windows capture the sunlight and the serene backyard views. A woody 6 acres includes a stream, meadows and wetlands, creating a natural and scenic habitat for wildlife. Operating as a co-op style store there are currently 6 vendors contributing to income, (many who would love to stay on) in this turn-key business opportunity making it easy and profitable to step into an existing business or hobby. Nestled into the gateway of the Mt Washington Valley, this authentic and charming log home is commercially zoned and welcomes your own creative ideas as a great space for an art or yoga studio, professional office, fishing and tackle shop or other such business ideas. Located 2.4 miles to Chocorua Lake and 1 mile to the Piper Trail to Mt Chocorua.

**STRUCTURE**

**Construction Materials** Log Home, Log Exterior  
**Foundation Details** Concrete  
**Roof** Metal  
**Basement** No  
**Basement Access Type**

**Building Number**  
**Total Units** 1  
**# of Stories** 1  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available**

**Ceiling Height**      **Total Drive-in Doors**      **Total Loading Docks**      **Dock Levelers**  
**Total Elevators**      **Door Height**      **Dock Height**

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

**PUBLIC RECORDS**  
**Deed Recorded Type** Warranty  
**Total Deeds**  
**Deed Book** 3788  
**Deed Page** 418

**UTILITIES**

**Heating** Direct Vent, Forced Air, Monitor Type, Propane, Pellet Stove

**Natural Gas Available**

**Cooling** None

**Utilities** Cable Available

**Water Source** Dug Well, Private

**Sewer** 1000 Gallon, Leach Field, Private, Septic

**Electric** Circuit Breaker(s)

**Internet** High Speed Intrnt Avail

**LOT & LOCATION**

**Submarket** Conway/North Conway

**Project Building Name**

**Lot Features** Rural, Country Setting, Level, Major Road Frontage, Stream, Trail/Near Trail, Wetlands, Wooded

**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** Driveway, Off Street, On-Site, Parking Spaces 6+, Unpaved

**Building Features** Additional Outbuildings, Living Space Available, In-Unit Bathroom

**Air Conditioning Percent**

**Sprinkler**

**Signage** Adequate

**Railroad Available**

**Railroad Provider**

**PREPARED BY**

Bernadette Donohue  
Cell: 207-542-9967  
BernieD@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:

Bernadette Donohue/ Badger Peabody & Smith Realty

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Property Address 2659 RT116 ALBANY NH 03818



**NH CIBOR**

**Mandatory New Hampshire Real Estate Disclosure & Notification Form**



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

**WATER SUPPLY SYSTEM**

Type: DUG  
Location: BEHIND SLIP  
Malfunctions: NONE  
Date of Installation: 1989  
Date of most recent water test: N/A  
Problems with system: NO

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: 1000  
Type of system: PIPE + SINK  
Location: SOUTH SIDE BUILDING  
Malfunctions: NONE  
Age of system: 1989  
Date most recently serviced: N/A  
Name of Contractor who services system: N/A

Property Address 2659 RT116 ALBANY N.H.

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes  No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): \_\_\_\_\_  
Type: \_\_\_\_\_

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes  No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes  No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes  No

If Yes, please explain: \_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes  No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes  No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes  No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes  No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 2659 RT 16 Albany NH 03818

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes  No  Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings N/A

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes  No  Unknown

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes  No  Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 2659 RT 16

Unit Number (if applicable): \_\_\_\_\_

Town: Albany NH 03818

[Signature]  
SELLER  
[Signature]  
SELLER

4/20/26  
Date  
4-20-26  
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

Alpine Title Services  
6 Pleasant Street  
Conway, NH 03818  
T/S \$3563

Carroll County New Hampshire Registry of Deeds  
Book 3788 Page 0418 Page 1 of 2  
eRecorded on 09/12/2024 at 11:47 AM  
TID: 4289780 Doc # 202400078660  
TT: 3,563.00 CA935107 LCHIP: 25.00 CAA164698

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The space above this line is reserved for recording information.

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **CAROLE L. COTTON**, single, with a mailing address of 11080 SW 69<sup>th</sup> Drive, Miami, Florida, 33173-2012, for consideration paid, grant to **GARY A. DEAN** and **AMY K. DEAN**, husband and wife, both having a mailing address of 175 Molly Philbrick Road, Effingham, New Hampshire, 03882, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

All right title and interest in a certain parcel of land, with any buildings and improvements thereon, lying east of State Route 16, being Lot Number One (1) o Plan NH 646-6-82 by E.R. O'Brien, dated June 7, 1982 recorded at Plan Book 58, Page 61 at the Carroll County Registry of Deeds situate in the Town of Albany, County of Carroll and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe located at the northwest corner of land now or formerly of Stewart and Burtt thirty three feet east of the centerline of State Route 16;

Thence running South 82 degrees 30' 00" East a distance of 489.39 feet along land now or formerly of World Fellowship, Inc. to an iron pipe;

Thence turning and running South 23 degrees 39' 03" West a distance of 676.52 feet along land now or formerly of Stewart and Burtt to an iron pipe;

Thence turning and running North 74 degrees 59' 39" West a distance of 350.00 feet along land now or formerly of Andrew and Cheryl Halepis to an iron pipe;

Thence North 13 degrees 15' 26" East a distance of 378.18 feet along land belonging to the State of New Hampshire, Department of Public Works and Highways to an iron pipe;

Thence North 9 degrees 28' 35" East a distance of 227.96 feet along land of the State of New Hampshire, Department of Public Works and Highways (State Route 16) to the bound of beginning.

Containing six (6) acres, more or less.

This conveyance in SUBJECT TO the right of Grantor's predecessor in title, their heirs, executors and assigns, to drain the water through the existing drainage via the culvert under Route 16 and to clean and maintain said drainage ditch as may be necessary to maintain said water flow to drain this land to the East of said piece.

Meaning and intending to describe those same premises conveyed by Viola Marie Sullivan to Carole L. Cotton by deed dated March 11, 2019 and recorded in Book 3435, Page 633 at the Carroll County Registry of Deeds.

EXECUTED, this 12 day of September 2024.

*Carole Cotton*

Carole L. Cotton

STATE OF New Hampshire

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 12 day of September 2024 by Carole L. Cotton known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

*Vicki Weegar*

Notary Public/Justice of the Peace/Comm. Of Deeds

Printed Name: Vicki L. Weegar

My Commission Expires: 2/3/26



Displaying results for Owner: DEAN, GARY A..

Due amounts reflect interest as of 4/22/2026.

There are 53 results that may be similar to your search.

The total due on this page is \$0.00.

Change Date

Expand Search

Add All To Cart

Show Unpaid Only

**Cart Total: \$0**

Check Out

Cancel Cart

**Making a Partial Payment?**

Partial payments can be made by adjusting the Payment Amount on the CheckOut Page. If you haven't already added an invoice to the cart do so now by clicking ADD TO CART. Continue to the CheckOut Page by clicking 'Check Out' above.

This invoice is not available for display.

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Back To Search

Print All

Parcel ID: 000003 000047 000000 (CARD 1 of 1)  
 Owner: DEAN, GARY A.  
 DEAN AMY K.  
 Location: 2659 NH ROUTE 16  
 Acres: 6.020

General

<p><b>Valuation</b></p> <p><b>Building Value:</b> \$192,500  <b>Features:</b> \$9,500  <b>Taxable Land:</b> \$96,000</p> <hr/> <p><b>Card Value:</b> \$298,000   <b>Parcel Value:</b> \$298,000</p> <p><a href="#">Review and Pay Property Taxes Online</a></p>		<p><b>Listing History</b></p> <table border="1"> <thead> <tr> <th>List Date</th> <th>Lister</th> </tr> </thead> <tbody> <tr> <td>09/18/2025</td> <td>JCPL</td> </tr> <tr> <td>07/16/2020</td> <td>JCVM</td> </tr> <tr> <td>08/15/2012</td> <td>JCPE</td> </tr> <tr> <td>08/09/2011</td> <td>JCPL</td> </tr> <tr> <td>08/03/2006</td> <td>JCPM</td> </tr> </tbody> </table>	List Date	Lister	09/18/2025	JCPL	07/16/2020	JCVM	08/15/2012	JCPE	08/09/2011	JCPL	08/03/2006	JCPM	<p><b>Districts</b></p> <table border="1"> <thead> <tr> <th>District</th> <th>% In Dist.</th> </tr> </thead> <tbody> <tr> <td>CONWAY VILLAGE PRECINCT</td> <td>0</td> </tr> </tbody> </table>	District	% In Dist.	CONWAY VILLAGE PRECINCT	0
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CONWAY VILLAGE PRECINCT	0																		

**Notes:** SMALL KITCHEN AREA IN SHOP. INT DESIGN=STORE LAYOUT VS RES HOME-05; 2006-ADDN SUBST COMPLETE, CORR DIMENSIONS, STORY HT, CONC CRAWL SPACE-NOT ALL PIERS, BLDG EFFECTIVE AGE (1984,1990&2004) 2011-NEW SHED/WORKSHOP (OSB INT, INSUL, NO HEAT OR PLUMBING) SHED REAR, SHED ON REAR OF MAIN BLDG. "OUR FAVORITE THINGS" 2012-STORAGE TRAILERS STILL THERE USED AS RETAIL/DISPLAY/STORAGE; 24SALE PRICE PER MLS W/SOME INVENTORY; 25-PARTITION REMOVED, BETTER FOR RETAIL. THISTLE&TWINE ANTIQUES

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$192,500	\$9,500	\$96,000	Cost Valuation	\$298,000
2024	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2023	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2022	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2021	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2020	\$124,400	\$10,400	\$98,900	Cost Valuation	\$233,700
2019	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2018	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2017	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2016	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2015	\$101,100	\$9,600	\$98,400	Cost Valuation	\$209,100
2014	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2013	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2012	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2011	\$103,600	\$9,600	\$98,400	Cost Valuation	\$211,600
2010	\$103,800	\$0	\$98,400	Cost Valuation	\$202,200
2009	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000
2008	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000
2007	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000
2006	\$114,700	\$0	\$103,300	Cost Valuation	\$218,000

**Sales**

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/12/2024	IMPROVED	YES	\$287,500	COTTON, CAROLE L.	3788	0418
03/11/2019	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	SULLIVAN, VIOLA MARIE	3435	0633
08/21/2017	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	COTTON, CAROLE L.	3344	0948
02/27/2007	IMPROVED	NO - NO TRANSFER STAMPS	\$0	MINERVINI, JOSEHPINE	2612	629
11/17/2003	IMPROVED	NO - IMPROVED AFTER SALE	\$135,000	BAILEY,WALTER E	2234	0817

**Land**

**Size:** 6.020 Ac. **Site:** AVERAGE  
**Zone:** 02 - COMM/RESIDENTIAL **Driveway:** GRAVEL/DIRT  
**Neighborhood:** AVG -10 **Road:** PAVED  
**Land Use:** 1F RES **Taxable Value:** \$96,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 AC	95,000	D	90	100	100	100	100	100	85,500	0	N	85,500	USE
1F RES	4.020 AC	4,500	X	99	0	0	0	100	25	4,500	0	N	4,500	TOPO
1F RES	400.000 FF	67	D	90	0	0	0	100	25	6,000	0	N	6,000	LMTD

**Building**

**1.00 STORY FRAME LOG HOME Built In 1990**

**Roof:** GABLE HIP **Bedrooms:** 1 **Quality:** AVG+10  
 PREFAB METALS **Bathrooms:** 1.0 **Size Adj.** 0.9798  
**Exterior:** LOGS **Extra Kitchens:** 0 **Base Rate:** 165.00  
 CLAP BOARD **Fireplaces:** 0 **Building Rate:** 1.0347  
**Interior:** CUSTOM WOOD/K PINE **Generators:** 0 **Sq. Foot Cost:** 170.72  
**Flooring:** PINE/SOFT WD **AC:** NO **Effective Area:** 1,658  
 PINE/SOFT WD  
**Heat:** GAS  
 FA NO DUCTS **Cost New:** \$283,054

Depreciation						
Normal AVERAGE	Physical	Functional USE/LAY	Economic	Temporary	Total Dpr.	Assessment
17%	0%	15%	0%	0%	32%	\$192,500

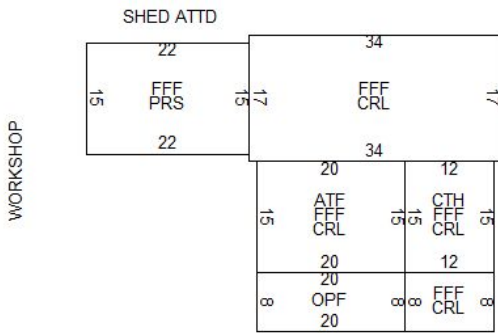
**Features**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
HEARTH	1		100	1500.00	100	\$1,500	STONE
SHED WOOD	132	11 x 12	181	12.00	50	\$1,434	REAR MAIN
SHOP	320	16 x 20	110	22.00	50	\$3,872	OSB INT, NO HEAT/PLM
SHED WOOD	120	10 x 12	193	12.00	40	\$1,112	REAR SHOP
SHED METAL	384	8 x 48	102	6.00	40	\$940	STORAGE
SHED METAL	192	8 x 24	143	6.00	40	\$659	SHED ROOF
<b>Total:</b>						<b>\$9,500</b>	

Photo













Sketch



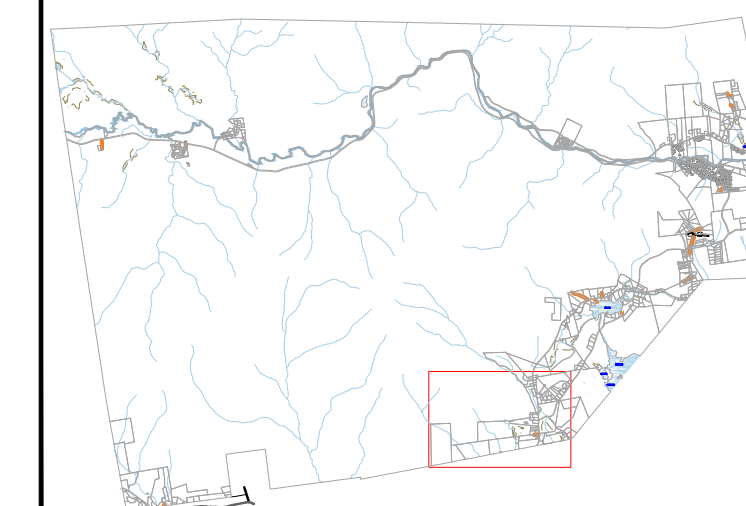
Code	Description	Area	Eff Area
CRL	CRAWL SPACE	1,154	58
OPF	OPEN PORCH FIN	160	40
ATF	ATTIC FINISHED	300	75
CTH	CATHEDRAL CEILING	180	18
FFF	FST FLR FIN	1,484	1,484
PRS	PIER FOUNDATION	330	-17
<b>Totals</b>		<b>1,658</b>	

Town of
   
**ALBANY**
  
 Carroll County
   
 New Hampshire

**LEGEND**

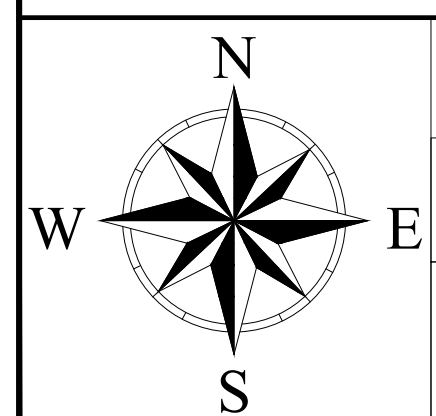
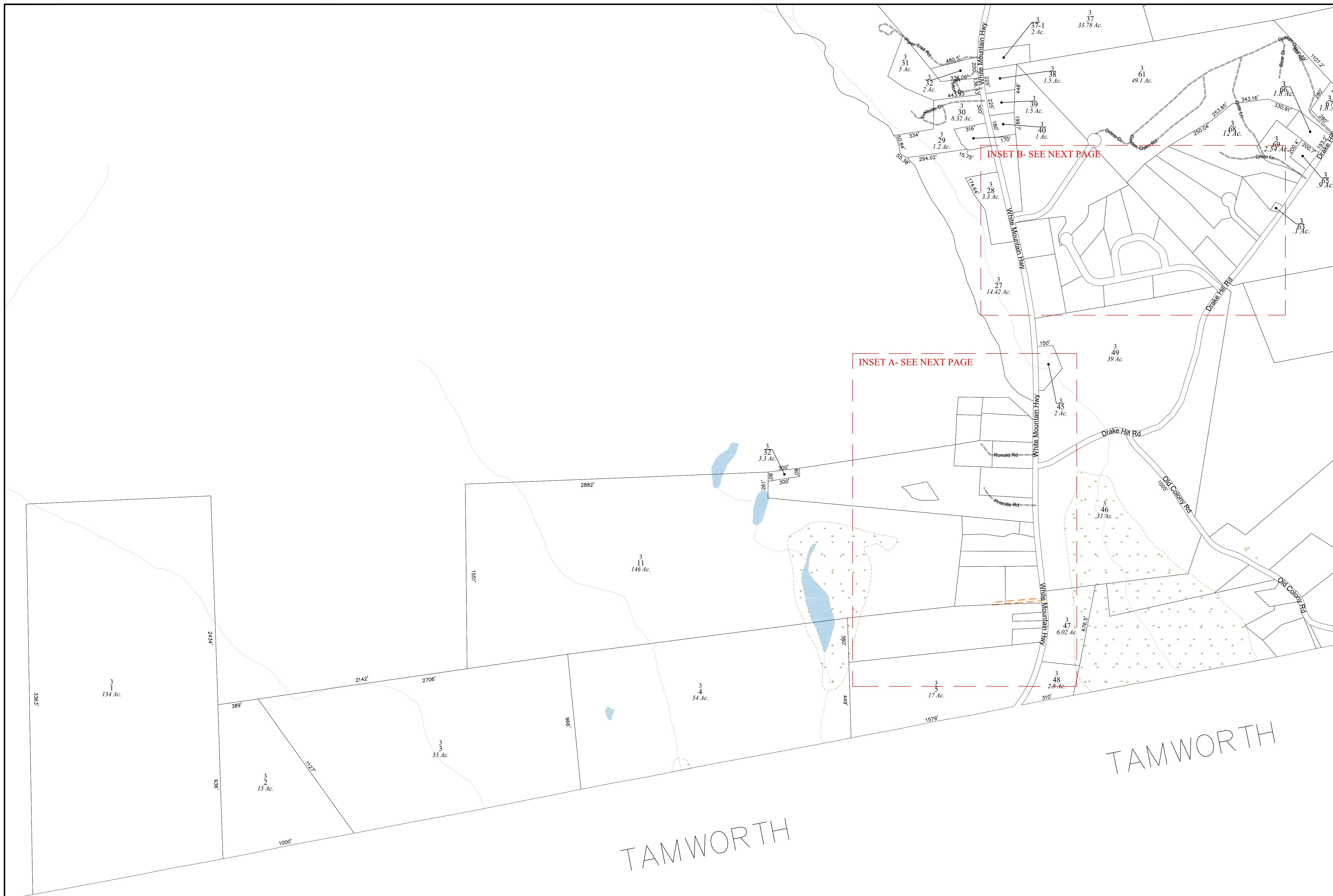
Lot-Sub	12-1
Acreage	200 Ac
S-Survey C-Calculated	
Dimensions (Feet)	250'
Hook	
Tie Line / Merged Lot	
Private Road	
ROW Access	
River	
Wetland	
Lake or Pond	
Stonewall	
Building	
Runway	

**MAP INDEX**



**MAP NUMBER**

**3**

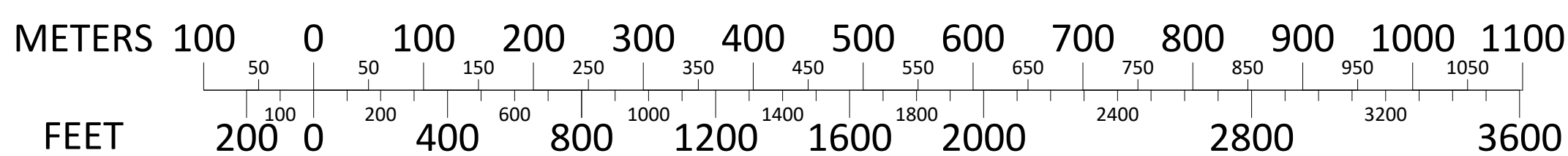


THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

**REVISED APRIL 1, 2021**

FOR ASSESSMENT PURPOSES  
NOT TO BE USED FOR CONVEYANCES

1":400'



**SCALE**

**MAP NOTES**

# Just Listed

NEW ON THE MARKET

Charming log cabin with rustic appeal and high Rt. 16 visibility, currently a year-round antiques co-op. Features 600' frontage, ample parking, signage, workshop, and 6 scenic acres. Turnkey business or flexible space for your own venture with expansion potential.



**2659 NH ROUTE 16**  
**ALBANY, NH 03818**

MLS # 5085412 • \$385,000.00



**HOW DOES YOUR  
PROPERTY COMPARE?**

Scan the QR code to get  
more information!

  
**Badger Peabody  
& Smith REALTY**

North Conway Office • (603) 356-5757

## LOCAL TRENDS IN THE REAL ESTATE MARKET

John,

**2659 NH Route 16** in **Albany** is for sale. Get the details about this home near you and see how your property compares!

Listing provided by:

**North Conway Office**

O: (603) 356-5757

Info@BadgerPeabodySmith.com

BadgerPeabodySmith.com

Data provided by Altos RE

## FIND OUT MORE!



Go to: [learnmorenow.com](https://learnmorenow.com)  
Access code: **LEARNMORE**

Or text **MLS LEARNMORE**  
to **(737) 910-4600**

◀ MOBILE? SCAN THE CODE



North Conway Office  
2633 White Mountain Hwy  
PO Box 750  
North Conway NH 03860



PRSR FIRST-CLASS  
U.S. Postage Paid  
QuantumDigital.com



000000000 0000000000 0000

JOHN ADAMS  
OR CURRENT RESIDENT  
1002 Lincoln Place  
Austin, TX 12345-6789

If your home is listed with another broker, this is not intended as a solicitation.

