

# PRIME DEVELOPMENT SITE

IDEAL SITE FOR COMMERCIAL OR RESIDENTIAL DEVELOPMENT



Exclusively  
Offered at  
\$475,000



**Badger Peabody  
& Smith** COMMERCIAL

PO Box 789  
Franconia, NH 03580  
[www.BadgerPeabodySmith.co](http://www.BadgerPeabodySmith.co)

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53401 (NH)

## 330 Route 302 Twin Mountain, New Hampshire

### Property Highlights

- Former Site of a Popular Restaurant Destroyed by Fire
- Town Water
- Private 2000 Gallon Septic On Site
- Located on the Beautiful Ammonoosuc River with Views
- High Traffic Area with High Visibility
- Located on Busy Route 302
- Minutes to NH's Route 3 and US Route 93 for Easy N/S, E/W Access
- Easy Access to All Four Season Activities
- Ski at Bretton Woods, Golf at the Iconic Mt. Washington
- Ideal Site for Your Next Business Venture or a Lovely Vacation Home

# PROPERTY SUMMARY

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



## Property Summary

Price:	\$475,000
Lot Size:	2.68 Acres
Access:	From US Route 302
Cross Streets:	US Routes 3 and 302
Permitted Uses:	See Zoning Regulations
Frontage:	Yes/ 614 FT
Signal Intersection:	No
Utilities:	Public Water/Private Septic
Zoning:	R-B

## Property Overview

This prime property, formerly home to a well-known local restaurant lost to fire, is now a blank canvas ready for its next chapter. With valuable infrastructure already in place, including on-site town water, a 2,000-gallon septic system, and an existing curb cut from Route 302, much of the groundwork has already been done. Strategically located along the scenic Ammonoosuc River, the setting offers both high visibility and natural beauty—an ideal combination for commercial or residential development. For the business owner or investor, the site's proximity to Bretton Woods and the iconic Omni Mount Washington Resort (home to the historic Mount Washington Hotel and golf course) provides built-in tourism traffic year-round. Easy access to Routes 3 and 302 ensures convenient connectivity to north/south and east/west destinations throughout the region—an attractive advantage for any hospitality, retail, or service-based venture. For the residential buyer, imagine creating a private riverside retreat just minutes from skiing, golfing, hiking, and four-season recreation in the White Mountains. The combination of water frontage, accessibility, and surrounding amenities makes this a rare opportunity to design a custom vacation home or primary residence in a highly desirable location. Whether you envision a dynamic commercial enterprise or a serene getaway, this ready-to-build site offers location, infrastructure, and potential in one compelling package.

## Location Overview

Simply put, the area is NH's playground with skiing, golf, hiking, boating, shopping, and theater all within an easy drive to the site. Ski at Bretton Woods or play golf and the iconic Omni Mount Washington both minutes away.

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DEED

COOS COUNTY

RECEIVED

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595

2007 JUN 18 PM 1:12



003632  
REGISTER OF DEEDS

*Carole A. Lamirande*  
Carole A. Lamirande, Registrar

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

\*\*\*\*3 THOUSAND 3 HUNDRED AND 75 DOLLARS

MO. DAY YR. AMOUNT  
06/18/2007 796941 \$ \*\*\*\*3375.00

VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **MOOSELAND GRILL, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 330 Route 302, Carroll, County of Coos and State of New Hampshire 03595, for consideration paid, grant to **EAMES PARTNERSHIP**, of 639 Partridge Lake Road, Littleton, County of Grafton and State of New Hampshire 03561, with **WARRANTY COVENANTS**, the following described real estate:

A certain tract or parcel of land, with all buildings thereon, situate in the Town of Carroll, County of Coos and State of New Hampshire, bounded on the north and east by U.S. Route 302, on the south by the Ammonoosuc River and on the west by land now or formerly of Philip Glazier, et. al., (Lot #2 of said Subdivision), being Lot #3 as it appears on a Plan entitled "Subdivision Plan of Philip and Joyce Glazier," prepared by Cartographic Associates, Inc., February 14, 1989, with the latest revising dated December 17, 1992, having been approved by the Carroll Planning Board January 17, 1993, and recorded in the Coos County Registry of Deeds as Plan #629-B, said Plan being hereby incorporated into this description by referenced thereto, said Lot #3 being more particularly described as follows:

Beginning at a New Hampshire highway department monument located in the southerly side of the controlled access right-of-way of U.S. Route 302 (ref. Route 302 Highway Plans P-1455-A) and marking the northeasterly access right-of-way of Route 302, South 12 degrees 22 minutes 17 seconds East 60 feet, more or less, to the thread of the Ammonoosuc River, so-called; thence turning and running southwesterly and following the thread of the Ammonoosuc River for a distance of 665 feet, more or less, to a point; thence turning and running North 16 degrees 00 minutes 00 seconds East 100 feet, more or less, to a witness rebar in the northwesterly bank of said river; thence continuing North 16 degrees 00 minutes 00 seconds East 180.00 feet to a rebar; thence turning and running North 49 degrees 00 minutes 00 seconds West 150.00 feet to a rebar; thence turning and running North 10 degrees 00 minutes 00 second East 735.33 feet to a witness rebar; thence continuing North 10 degrees 00 minutes 00 seconds East 17.67 feet to a point in the southerly sideline of said U.S. Route 302; thence turning and running along said U.S. Route 302 South 72 degrees 48 minutes 56 seconds East 312.00 feet to an angle in the controlled access right-of-way of said U.S. Route 302; thence along said U.S. Route 302 North 88 degrees 20 minutes 15 seconds East 296.46 feet to the point of beginning; containing 2.87 acres.

BRIEN L. WARD  
ATTORNEY AT LAW  
COTTAGE STREET PLAZA  
P.O. BOX 1

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BK 1218 PG 0455

DEED

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



This is not homestead property.

Meaning and intending to convey all and the same premises as conveyed by Warranty Deed of Dawn M. Eastman to Mooseland Grill, LLC dated May 12, 2005 and recorded in the Coos County Registry of Deeds on June 3, 2005 at Book 1128, Page 503.

WITNESS my hand this 13 day of June, 2007.

[Signature]  
Witness

[Signature]  
Dawn M. Eastman as Manger for  
Mooseland Grill, LLC

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This instrument was acknowledged before me on this the 13 day of June, 2007 by Dawn M. Eastman as Manager for Mooseland Grill, LLC.

[Signature]  
Notary Public (Seal)  
Print Name \_\_\_\_\_  
My Commission Expires:



BRIEN L. WARD  
NOTARY PUBLIC  
STATE OF  
NEW HAMPSHIRE  
My Commission Expires  
February 5, 2008

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BADGER PEABODY & SMITH REALTY

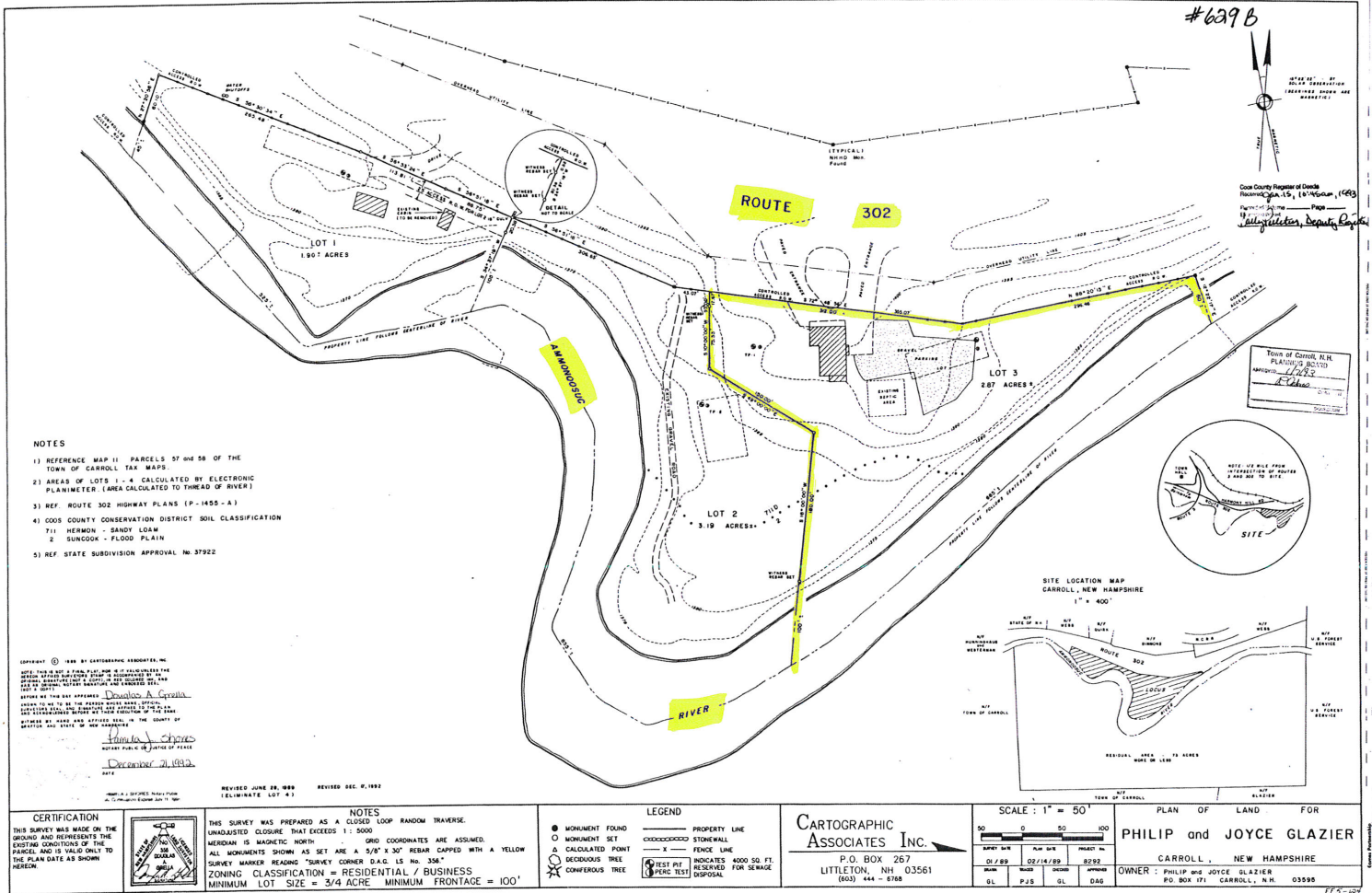
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# SURVEY

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



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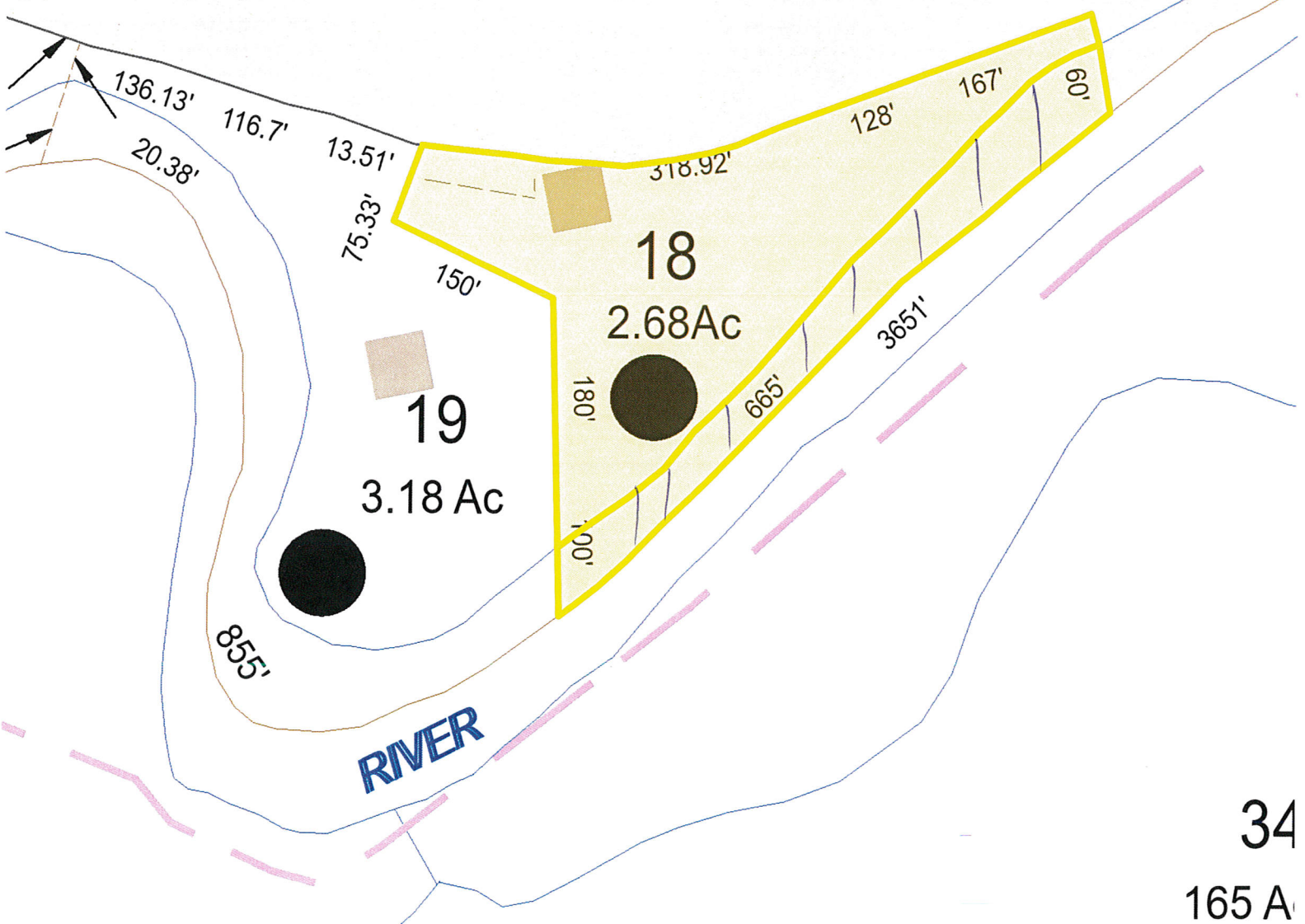
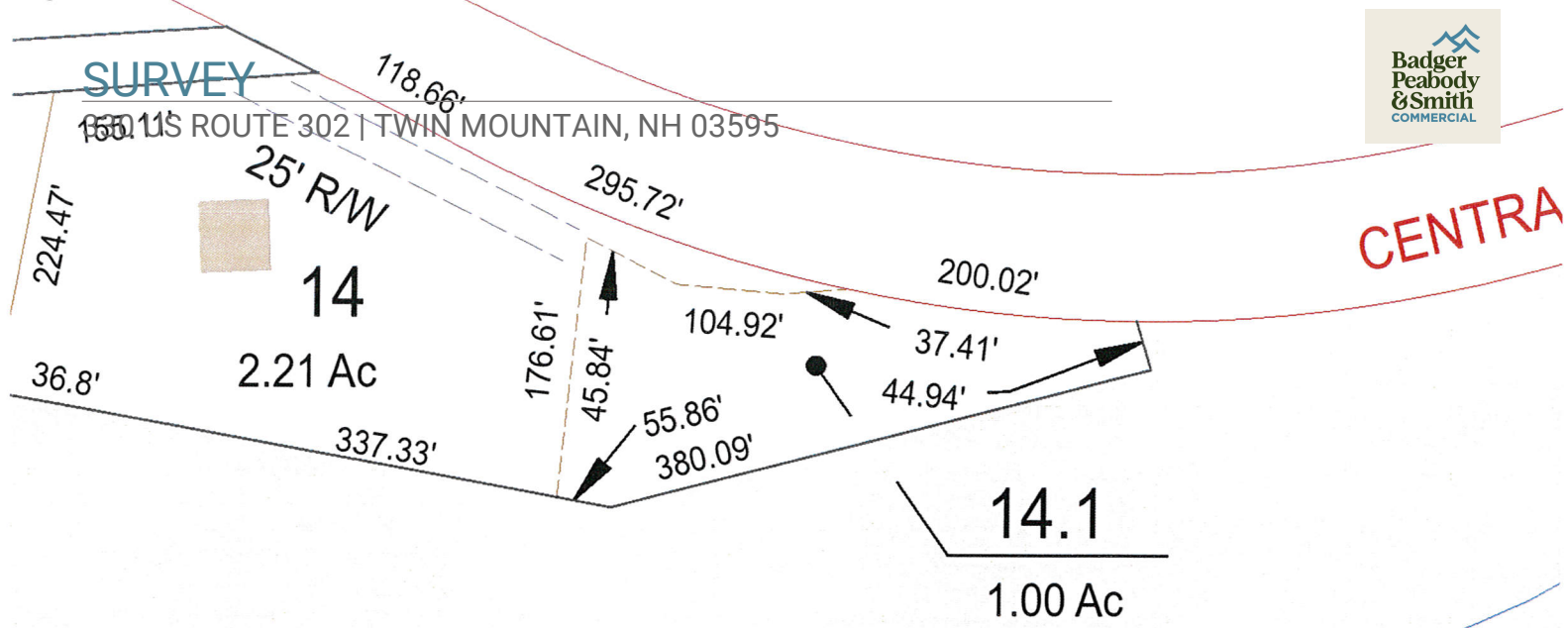
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**SURVEY**

150 US ROUTE 302 | TWIN MOUNTAIN, NH 03595

**CENTRA**



**34**  
**165 A**

# ALLOWED USES

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



1. The Districts as established in Section 401 are shown on the map entitled **Town of Carroll New Hampshire Zoning Map** dated April 1, 2017 available at the Town Office. The map is part of this Ordinance.
2. When interpreting the Zoning Map in regard to the Residential - Business District, the portions shown as following US Route 3 and US Route 302 shall be interpreted as including all land within 500 feet of the road right-of-way.
3. When interpreting the Zoning Map in regard to the Residential 1 District, the portion shown as following Little River Road shall be interpreted as including all land within 200 feet east of the road right-of-way.

## Section 403. District Regulations

This section lists the permitted uses, special exceptions, conditional uses, yard and building requirements, and any other provision specifically relating to the various districts.

### 403.1 Uses

A person shall not use any lot in any zoning district in the town of Carroll except as hereinafter specifically allowed. Those uses designated with a “P” are permitted and allowed by right. Those uses designated “SE” are allowed only with a Special Exception granted by the Zoning Board of Adjustment. Those uses designated “CU” are allowed only with a Conditional Use Permit granted by the Planning Board. Those uses designated “a” are allowed only as an accessory use to a lawfully existing principal use. “x” indicates not allowed.

USES	RES 1	RES 2	R-B	IND	RU
<b>a. RESIDENTIAL</b>					
1. Single family dwellings and private garages	P	P	P	x	P
2. Two family dwellings, with private garage	P	P	P	x	SE
3. Multi-family Dwelling	SE	P	SE	x	SE
4. Accessory dwelling unit (ADU)	CU	CU	CU	x	CU
5. Manufactured homes	P	x	x	x	P
6. Manufactured home parks	x	x	x	x	SE
7. Home business	SE	SE	P	x	SE

# ALLOWED USES

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



<b>b. INSTITUTIONAL</b>					
1. Churches	P	P	P	x	P
2. Day care centers	SE	P	P	x	SE
3. Hospitals, nursing homes and convalescent homes	SE	P	SE	x	SE
4. Libraries	P	P	P	x	P
5. Municipal buildings and facilities	P	P	P	x	P
6. Museums and cultural facilities	SE	P	SE	x	SE
7. Schools	P	P	P	x	P
<b>c. COMMERCIAL/SERVICES/INDUSTRIAL</b>					
1. Banks and other financial service institutions	x	P	P	x	x
2. Business and professional offices	SE	P	P	P	SE
3. Campgrounds	x	x	SE	x	SE
4. Contractor yard	x	x	x	P	x

USES	RES 1	RES 2	R-B	IND	RU
4. Convenience store with or without gasoline sales	x	SE	P	x	x
5. Entertainment venue	x	x	x	P	x
6. Excavations	x	SE	x	SE	SE
7. Gasoline service stations and motor vehicle repair service	x	SE	P	x	x
8. Heavy equipment sales	x	x	SE	P	x
9. Heliports	x	x	x	SE	x
10. Junkyards	x	x	x	SE	x

# ALLOWED USES

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



11. Light manufacturing facilities	x	x	SE	P	x
12. Lodging	P	P	P	x	P
13. Lumber mill	x	x	x	P	SE
14. Medical or health care services	x	x	P	P	x
15. Off-premises signs	SE	x	SE	SE	SE
16. Parking facilities, including serving off-site uses	x	SE	P	P	x
17. Pawn shops	x	x	SE	x	x
18. Personal services	x	a	P	x	x
19. Research laboratories	x	P	SE	x	x
20. Restaurants	x	P	P	x	x
21. Retail businesses and services including storage and distribution related thereto, exclusive of junkyards and gasoline sales, without drive-through services	x	P	P	x	x
22. Retail businesses and services including storage and distribution related thereto, exclusive of junkyards and gasoline sales, with drive-through services	x	SE	SE	x	x
23. Sale of motorhomes, campers, and premanufactured homes	x	x	SE	x	x
24. Sale of new cars, used cars or rentals or any combination thereof.	x	x	SE	x	x
25. Sale or rental of new or used OHRV	SE	SE	SE	SE	SE
26. Spas, health clubs	x	a	P	x	x
27. Storage facilities – personal	x	x	x	P	x
28. Storage of building material for retail trade	x	x	x	P	x
<b>USES</b>	<b>RES 1</b>	<b>RES 2</b>	<b>R- B</b>	<b>IND</b>	<b>RU</b>
29. Theatres and places of assembly exclusive of drive-in theatres	x	P	x	x	x
30. Theatres, clubs and halls	x	x	P	x	x
31. Warehouses for storage and distribution	x	x	x	P	x

# ALLOWED USES

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



32. Wholesale businesses	x	x	x	P	x
<b>d. RECREATION</b>					
1. Golf Course	x	P	x	x	x
2. Indoor recreation facility	x	P	P	x	x
3. Municipal recreation, including golf courses	x	x	x	x	P
4. Outdoor recreation facility	x	P	x	x	x
<b>e. UTILITY</b>					
1. Public utility facilities including substations, pumping stations, and sewerage treatment facilities	x	P	x	SE	P
2. Public water supply	x	x	x	x	P
3. Solar and wind energy generation	x	x	x	SE	SE
4. Telecommunications facility	SE	SE	SE	SE	SE
<b>f. OTHER</b>					
1. Accessory buildings or uses	P	P	P	P	P
2. Cemeteries	x	x	x	x	P
3. Agriculture, not including the raising and keeping of animals	P	P	P	P	P
4. Raising and keeping of animals as an agricultural use pursuant to RSA 21:34-a, exclusive of piggeries, and the raising and keeping of livestock or equine accessory to any other use	SE	SE	SE	SE	SE
5. Forests and related uses	x	x	x	x	P
6. Planned Unit Development	CU	CU	CU	CU	CU

## 403.2 Residential: RES 1

# SET BACK REQUIREMENTS

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



**THREE STORY BUILDING:**      **35 Feet rear setback**  
   **40 Feet side setback**  
   **40 Feet rear setback**

## 403.4 Residential - Business: R-B

The minimum lot size in this district shall be one acre. Multi-family buildings in this district shall have an additional area of 10,000 square feet for every 1,000 square feet of livable space in addition to the minimum lot area required for a single-family dwelling. Minimum frontage shall be 100 feet. The minimum yard setback requirements are as follows:

**FRONT SETBACK:**      **Commercial - 40 Feet**  
   **Residential - 30 Feet**  
**SIDE SETBACK:**      **20 Feet**  
**REAR SETBACK:**      **25 Feet**

The maximum building height shall be 2 ½ stories or 33 feet, whichever is less.

IN COMMERCIAL USE ONLY - the following minimum yard setbacks are required:

**ONE STORY BUILDING:**      **20 feet side setback**  
   **25 feet rear setback**  
  
**TWO STORY BUILDING:**      **30 feet side setback**  
   **35 feet rear setback**  
  
**THREE STORY BUILDING:**      **40 feet side setback**  
   **40 feet rear setback**

(must meet the maximum height requirement of 33 feet)

## 403.5 Industrial: IND

The minimum lot size shall be four acres. For each square foot of industrial space there shall be two square feet of open space. The minimum setbacks are as follows:

**FRONT SETBACK:**      **100 feet**  
  
**SIDE AND REAR SETBACK:**      **25 feet or 50% of the building height, whichever is greater,**  
   **except when abutting a residential district where it shall be a**  
   **minimum of 50 feet.**

# TAX CARD

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



## Town of Carroll COMMERCIAL PROPERTY ASSESSMENT RECORD

Date Printed: 11/04/2025  
Assessment Year: 2022

Map & Lot: 418-018-000-003

Location: 330 ROUTE 302 EAST

Parcel ID: 1124

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data						
EAMES PARTNERSHIP					NICU Acres	2.6800		Neighborhood	TWIN MTN	Electric				
639 PARTRIDGE LAKE RD					CU Acres			Property Class	Commercial	Water				
LITTLETON, NH 03561					Total Acres	2.6800		Prime Use	Vacant Commercial	Waste				
					Living Area Sq. Ft.			Zone	Resid - Business	P/U Year				
Sale History					Assessed Values			Topography	Level					
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$190,400		Road Surface	Paved					
6/20/2007	MOOSELAND GRILL	Q/ Valid	\$225,000	1218/0455	Current Use			Special District						
					Total Land	\$190,400								
					Improvements									
					<b>Total Assessment</b>	<b>\$190,400</b>								
					Total Market Value	\$190,400								
Notes														
LAND - PAVING=NO VALUE, OPEN LOT W/ SOME WOODED AREAS. BUILDING - RESTAURANT DESTROYED BY FIRE. LAND ADJUSTMENT - LOCATION=RI VERFRONT														
Assessed Land Valuation								Visit History						
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By				
COMM - IMPRVD	1.000			141,500	Location	1.30	\$184,000	9/22/21	Land Only	JJ				
FRONTAGE	1.000			4,000			\$4,000	8/01/17	Land Only	DJW				
REAR ACRES	0.680			2,380			\$2,400	10/01/10	Land Only	JB				
							<b>\$190,400</b>							
Current Use								Assessment History						
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Land	Curr. Use	Improvements	Total
										12/05/24	190,400			190,400
										12/31/23	190,400			190,400
										12/31/22	190,400			190,400
										12/06/21	97,200			97,200
										12/02/21	97,200			97,200
										Building Permits				
										Date	Type	Number	Status	

Version: 190114

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# TAX CARD

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Map/Lot #: 418-018-000-003			Location: 330 ROUTE 302 EAST			Owner: EAMES PARTNERSHIP			Card: 1 Of 1					
<b>General Information</b>						<b>Building Computation</b>								
Prop. Class						Base Value	\$0							
Building Style						Size Adj. Factor	0.00							
Year Built	0					Building Adj.	\$0							
Effective Year	0					Grade Adj. Factor	0.00							
Grade/Quality						Extra Features	\$0							
Condition						<b>Replacement Cost</b>	<b>\$0</b>							
# of Rooms	0					<b>Influences/Obsolescence</b>								
#of Bedrooms	0					Depreciation %	0							
Color						Functional Obs %	0							
Foundation						External Influ. %	0							
Framing						% Unfinished	0							
Insulation						<b>Depreciated Value</b>	<b>0</b>							
Roof Type						Location Adj.								
Roof Material						<b>Building Value</b>	<b>\$0</b>							
Exterior Siding						<b>Plumbing Fixtures</b>								
Flooring						# 2-Fixture Baths	0							
Interior Walls						# 3-Fixture Baths	0							
Heating Fuel						# 4-Fixture Baths	0							
Heating Type						# 5-Fixture Baths	0							
Cooling Type						# Extra Fixtures	0							
						# Kitchen Sinks	0							
						# Hot Water	0							
<b>Building Adjustments</b>			<b>Extra Features</b>											
Description	#/sf	Amount	Description	#/sf	Amount									
<b>Building Segments</b>						<b>Outbuildings</b>								
Segment	Area		Rate /		%	Description	Year	Size or Units	Size Base Value	Adj.	Grade/Adj.	Condition / Depr.	FO % Unf.	Value
	Sketch	Living	Effective	Sq. Ft.	Base Value									
Total Building Segments:			0	0	0	Main Building:	\$0	Outbuildings:	\$0	Total Buildings on Card:	\$0			

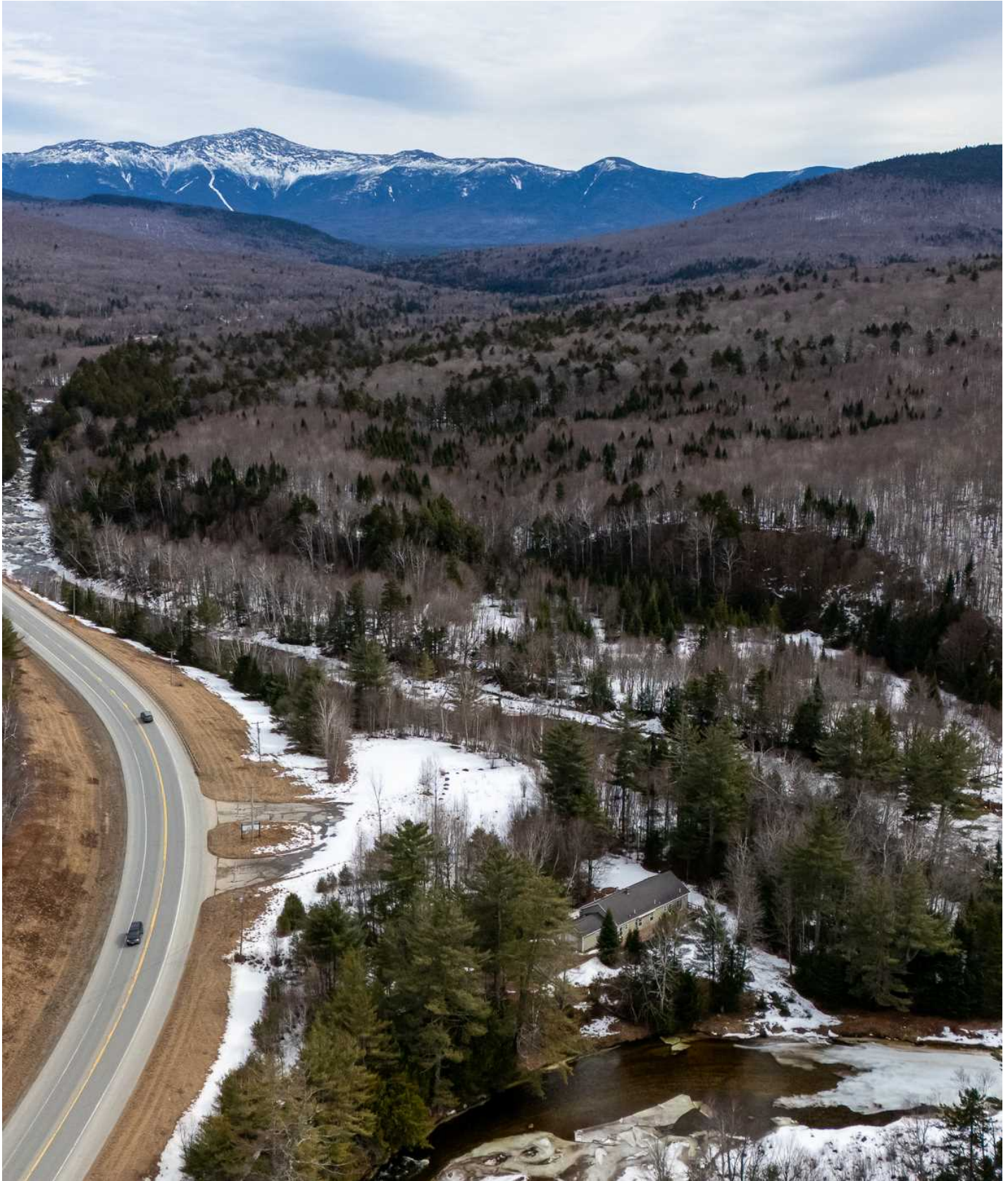
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# PROPERTY PHOTOS

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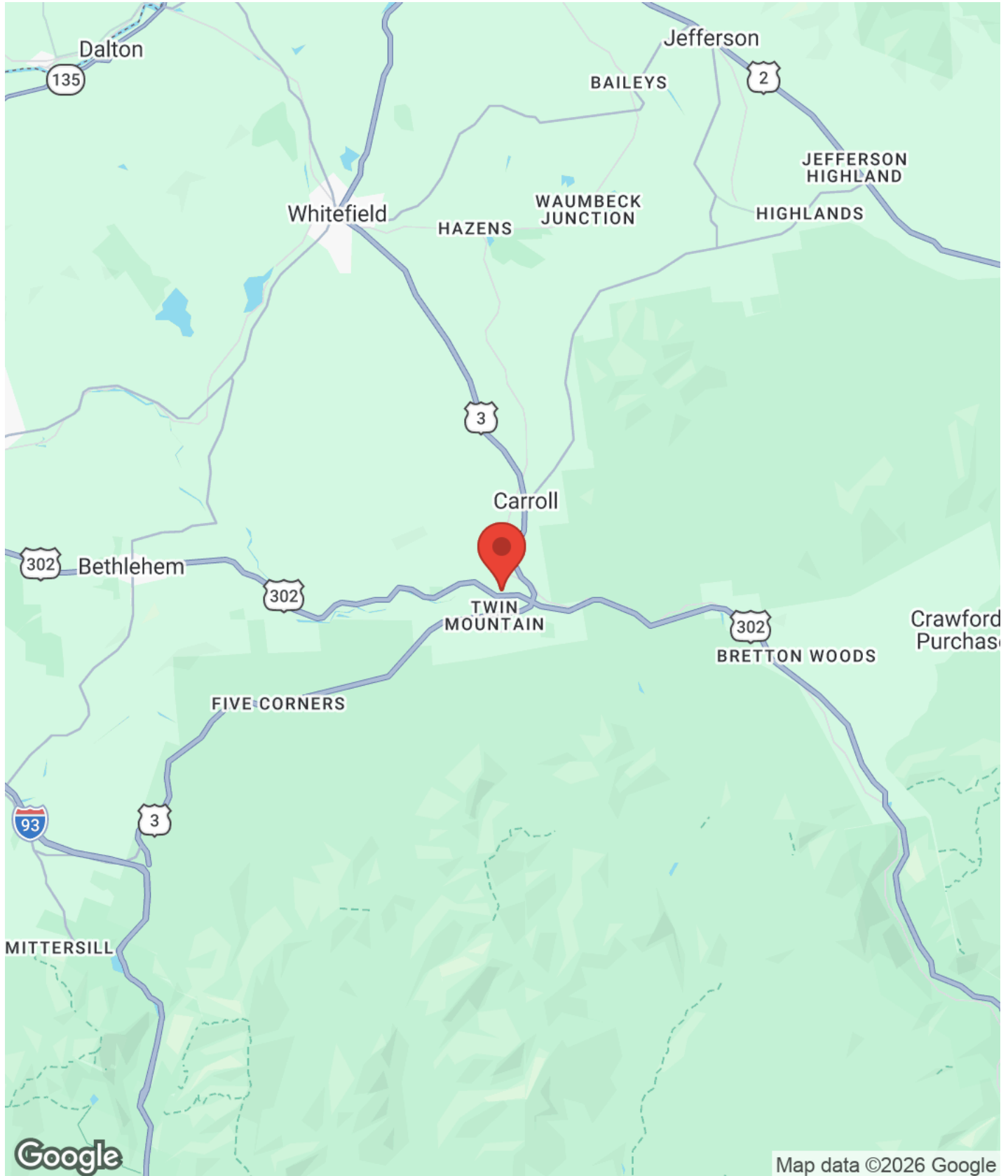
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# REGIONAL MAP

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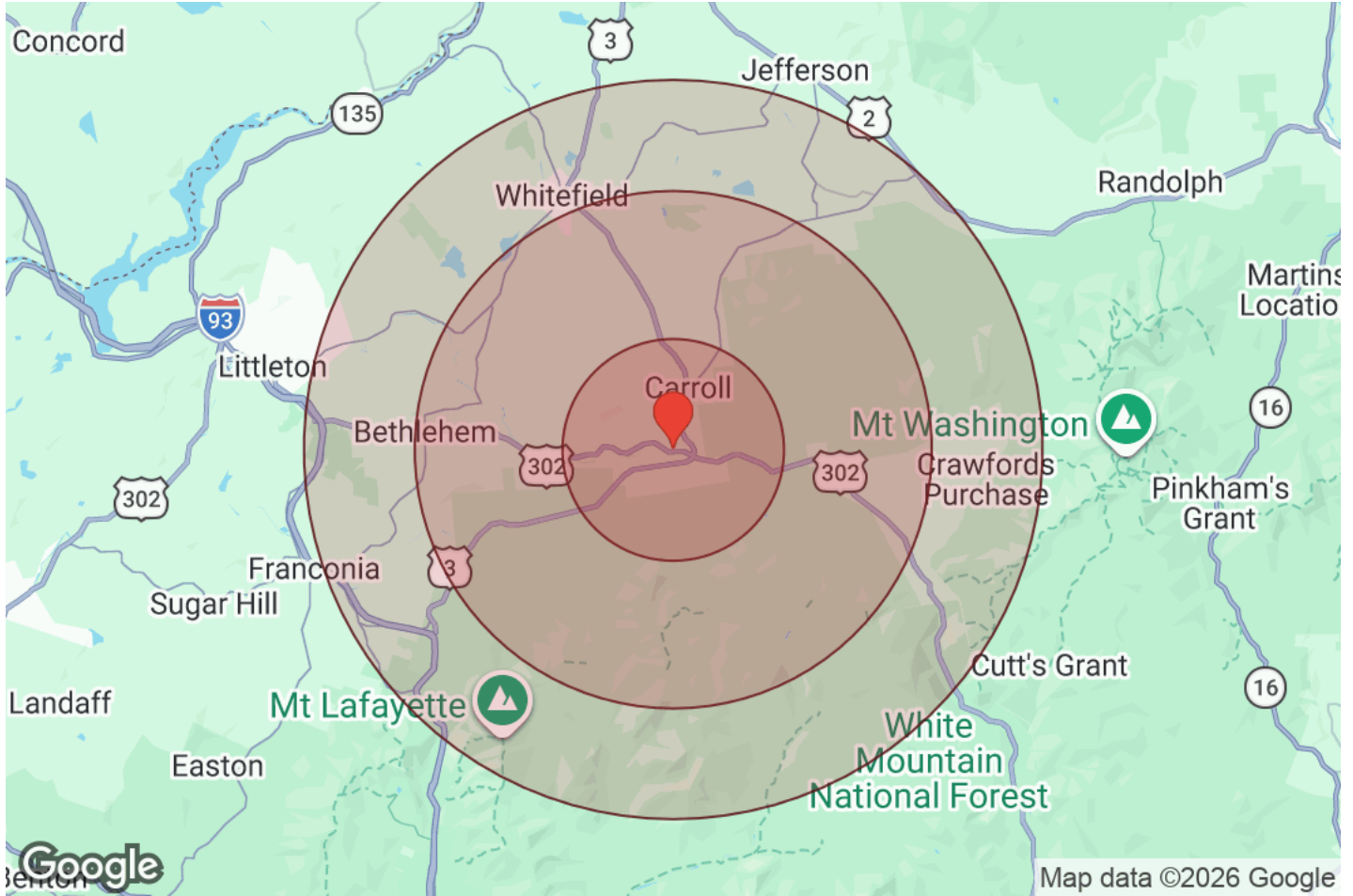
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# DEMOGRAPHICS

330 US ROUTE 302 | TWIN MOUNTAIN, NH 03595



Distance: ● 3 Miles ● 7 Miles ● 10 Miles

Population	3 Miles	7 Miles	10 Miles
Male	380	1,581	3,842
Female	359	1,462	3,547
Total Population	739	3,042	7,389

Race / Ethnicity	3 Miles	7 Miles	10 Miles
White	696	2,825	6,878
Black	1	13	45
Am In/AK Nat	N/A	2	6
Hawaiian	N/A	1	1
Hispanic	17	81	182
Asian	16	70	129
Multiracial	8	50	143
Other	N/A	1	6

Housing	3 Miles	7 Miles	10 Miles
Total Units	591	2,085	4,735
Occupied	357	1,408	3,328
Owner Occupied	278	1,019	2,337
Renter Occupied	79	389	991
Vacant	234	676	1,407

Age	3 Miles	7 Miles	10 Miles
Ages 0 - 14	92	388	952
Ages 15 - 24	60	258	662
Ages 25 - 54	227	1,012	2,485
Ages 55 - 64	136	529	1,210
Ages 65+	226	857	2,076

Income	3 Miles	7 Miles	10 Miles
Median	\$82,157	\$81,519	\$78,713
Under \$15k	26	131	339
\$15k - \$25k	9	41	162
\$25k - \$35k	20	75	196
\$35k - \$50k	15	102	260
\$50k - \$75k	93	295	636
\$75k - \$100k	52	228	488
\$100k - \$150k	69	266	624
\$150k - \$200k	29	85	255
Over \$200k	43	185	370

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