

Swiftwater Way Station

Location

- Route 112 which is also the scenic Kancamagus Highway
- 17 miles from the next gas station when traveling east.
- Abutts Mountains Lake Community, a 300 plus 4 season resort 50/50 vacation and year round.
- 2 10th of a mile from Swiftwater Covered Bridge and the Big Eddy swimming hole
- Close to the Wild Ammonoosuc River, very popular with gold panners.
- Next closest gas station is about 5 miles away in Woodsville
- 4 miles from the White Mountain National Forest
- New development being planned with 30 plus home sites about ½ mile from the store
- Main route to Lincoln NH
- Very large hunting community
- Borders state land

Store Features

- 30 x 40 building footprint
- Log Cabin
- Huge porch
- Two Acres
- Picnic area
- Above ground gas tanks (1000 gallons, filled 3x's a week) Painted like a pink pig, I call it my "Gas Hog" Now an iconic landmark and photographed daily!
- Licensed to sell Beer, Tobacco, Grocery, Lottery, and the general sundries
- Boars Head Deli
- Green Mountain Coffee
- Deer and Turkey Registration Station
- Partially finished walk out basement (main room is open concept, two walkin closets, an office, large store room, and 2 half baths) Has been a laundry mat (hook ups still in place) and an Antique store. Great Rental potential or owners quarters.
- Loading Dock
- 8 Door walk in cooler

ATTACHMENT

- NEW REAR ENTRANCE DOOR
- NEW WATER HEATER ~ 8 yrs
- NEW METAL ROOF ~ 10 yrs
- REBUILT BACK LOADING DOCK ~ 8 yrs
- NEW SPLIT RAIL FENCE ~ 4 yrs
- NEW LANDSCAPING ~ ONGOING
- PAVED PARKING LOT ~ 10 yrs
- STAINED BUILDING ~ 10 yrs
- FINISHED BASEMENT ~ 3 yrs
- NEW COUNTERS, CABINETS, REGISTER - ONGOING
- NEW FLOOR IN KITCHEN AREA ~ 1 yr
- NEW GAS TANKS AND PUMP ~ 2011
- FREEAIR SYSTEM ~ 5 yrs *
- REPAIRED / REFINISHED CARVED SIGN ON TOP OF STORE
- REPLACED INSRIOR LIGHTING ~ LAST YEAR
- THERE ARE SOME WORN / CRACKED FLOOR TILES.
- RAILINGS ON FRONT STAIRS ARE SHOWING THEIR AGE.

* THE FREEAIR SYSTEM USES THE COLD WINTER AIR TO COOL DOWN THE WALK-IN INSTEAD OF THE COMPRESSOR. IT WAS AN EXPENSIVE SYSTEM THAT PAID FOR ITSELF IN LESS THAN 3 YRS.

WDM
WAM

When we purchased the store in December of 02 it was branded Citgo gas. Bradford Pratt owned the gas tanks, pumps and sign. Soon Champlain Oil, based in Burlington VT, bought out Pratts. Around 08 or 09 we decided to go unbranded. In 2011 NH DES passed regulations requiring changes in the fuel delivery systems that required stations to comply by 2015. Chaplain Oil refused to make the changes. We had the tanks and pumps removed and the ground tested. We have a “no contaminates found” letter from the EPA. In 2011 we installed above ground tanks and a refurbished mechanical pump. During this period we were without gasoline as shown by the numbers.

Our tanks have become iconic to the area as landmarks. Tourists stop everyday to photo our pink tanks. Currently we are supplied by Jock Oil out of Wells River VT but we are able to shop around for the best price available.