



# RETAIL/PROFFESIONAL SPACE



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**Unit A – 1,600+/- SF**  
**Lease for \$13/SF/NNN**

**Unit B – 2,400+/- SF**  
**Lease for \$13/SF/NNN**

**6,900 SF Unit**  
**Lease for \$9/SF/NNN**

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# 28 Weirs Road / Route 11B, Gilford, New Hampshire

Weeks Commercial is pleased to present this outstanding commercial lease opportunity located in Gilford, New Hampshire

This multi-use commercial unit is located in a spectacular retail/professional location. The property shares over 50 paved parking spaces with Patrick's Pub and Eatery, the NH State Liquor Store, a hair salon, convenience store, Wine'ing Butcher Gourmet Food Market, and Gateway Spa.

The building has three walls of glass on heavily traveled Route 11B which provide great visibility and many impressions. This property was constructed in 2005 utilizing the highest grade of workmanship available, with beautiful wood trim and finishes throughout. Two state of the art, high efficiency Wiel McLaine propane fired furnaces and low energy gas sodium lighting make this space a first class presentation for any line of business. Originally designed as a boat showroom the space is clear span with no supports or columns to interfere.

The Town of Gilford is located in Belknap County, a county that consists of ten Towns and one City. People are drawn to the area due to the life style – beautiful lakes and mountains, forested and agricultural land, excellent schools, a strong economy, and the quality of the people who live in the Region. It has been the fastest growing Region in the State for a number of years, as well as being named in the top 10 areas to retire.

Within two miles of the site, there are numerous regional and national chains, franchise business and other businesses that serve and support the area. A list of a few of the businesses follows:

- Laconia Airport - lighted, instrument landing system and mile long runway-0.5 miles
- Meadowbrook Musical Arts Center - 0.25 miles
- New State Liquor Store opening next door
- Gunstock Recreation and Ski Area - 2.5 miles
- Lakes Region General Hospital - 6.0 miles
- Wal-Mart Plaza – Wal-Mart, Hannaford, etc. - 1.5 miles
- Shaw's Plaza – Shaw's and TJ Maxx - 1.5 miles
- Patrick's Plaza – Patrick's Pub & Eatery - 0.25 miles
- Laconia Savings Bank, Wendy's, CVS, Margate Resort - 1.5 miles
- Lowe's Plaza – Lowe's, Pizza Hut, Meredith Village Savings Bank - 1.5 miles
- McDonald's, Taco Bell, Wendy's, Friendly's, Pizza Hut, Dairy Queen - 1.2 miles

# Description

Zoning	Resort Commercial
Traffic Count	Weirs Rd. - 4,900+- Cars/Day, Rt. 11 - 12,000+- Cars/Day
Elevators	0
Parking	Shared paved parking for 50+- cars

<b><u>SERVICE DATA</u></b>	
Heat	Forced Hot Air/Propane
Electrical	500 AMP/CB
Water/Well	Private Water
Sewer/Septic	Public Sewer
Sprinkler (Type)	None
<b><u>TAX DATA</u></b>	
Taxes	\$21,888 (Total Bldg)
Tax Year	2016
Tax Map/Lot No.	224-003-001
Current Tax Rate/1000	\$17.95
Land Assessment	\$242,100
Building Assessment	\$977,300
Total Assessed Value	\$1,219,400

<b><u>PROPERTY DATA</u></b>	
Lot Size	1.18 Acre
Frontage	255.64 ft. on Weirs Road (Route 11B)
Number of Buildings	1
Building Square Footage	12,300+- sq.ft.
Number of Floors	2

<b><u>CONSTRUCTION</u></b>	
Exterior	Wood Shakes
Roof Type/Age	Shingle
Foundation	Concrete
Insulation	Fully
Year Built	2005

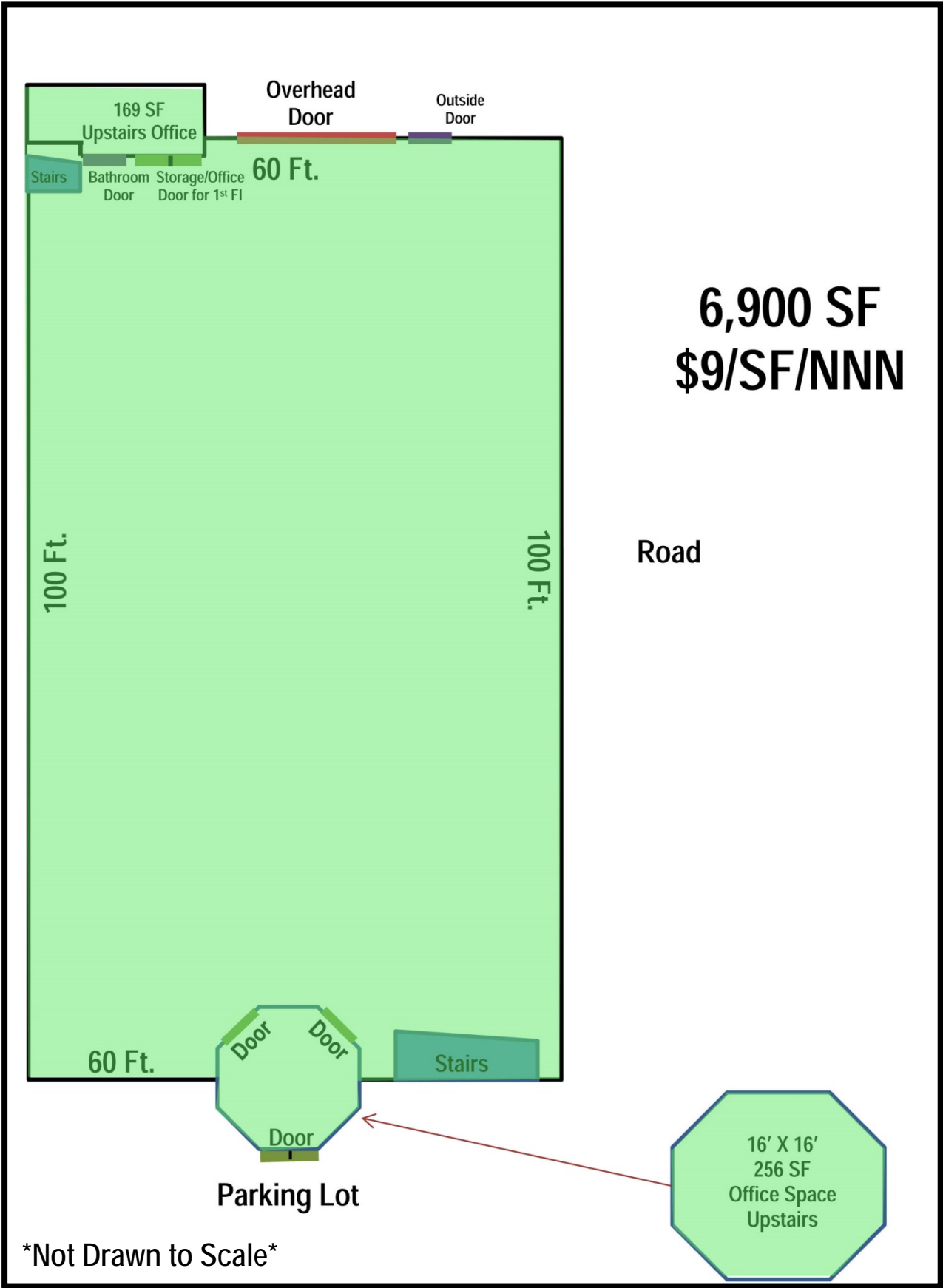
Deed	Book 2051/Page 0276
<b><u>LAND DATA</u></b>	
Easements	See Deed
Topography	Level

# Photos



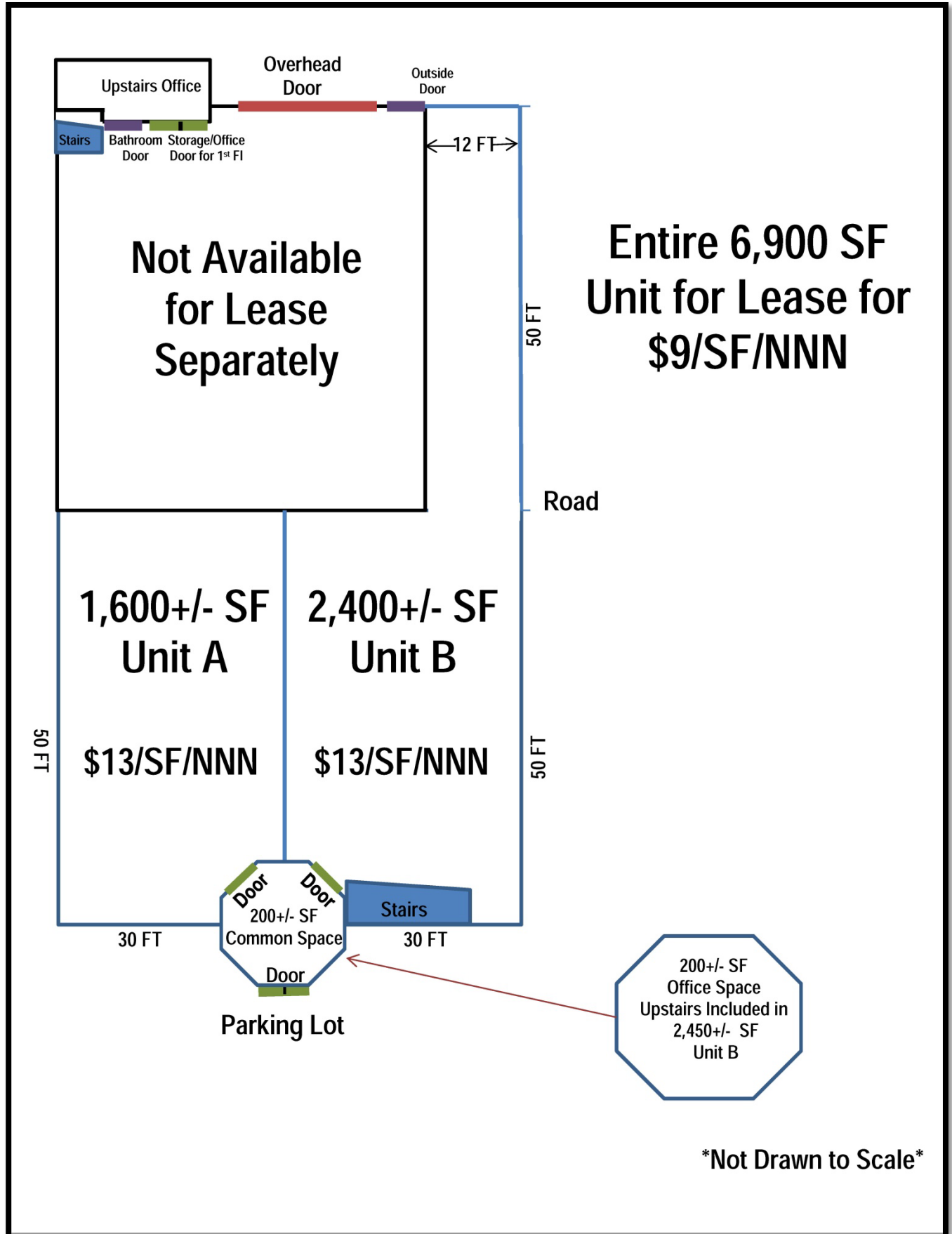
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# Floor Plan for 6,900 SF Unit



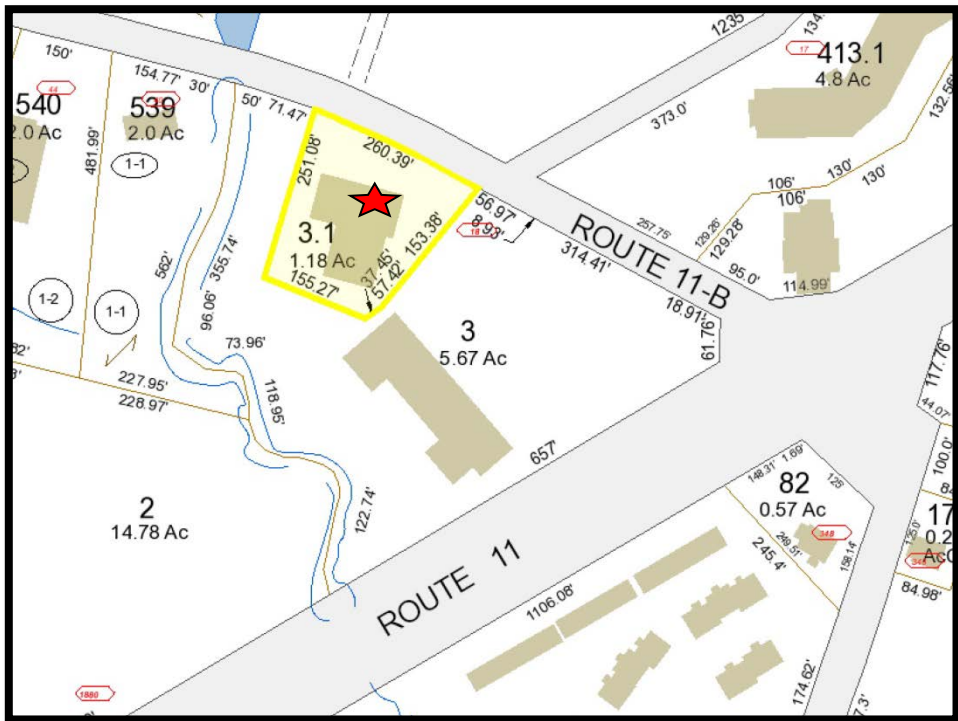
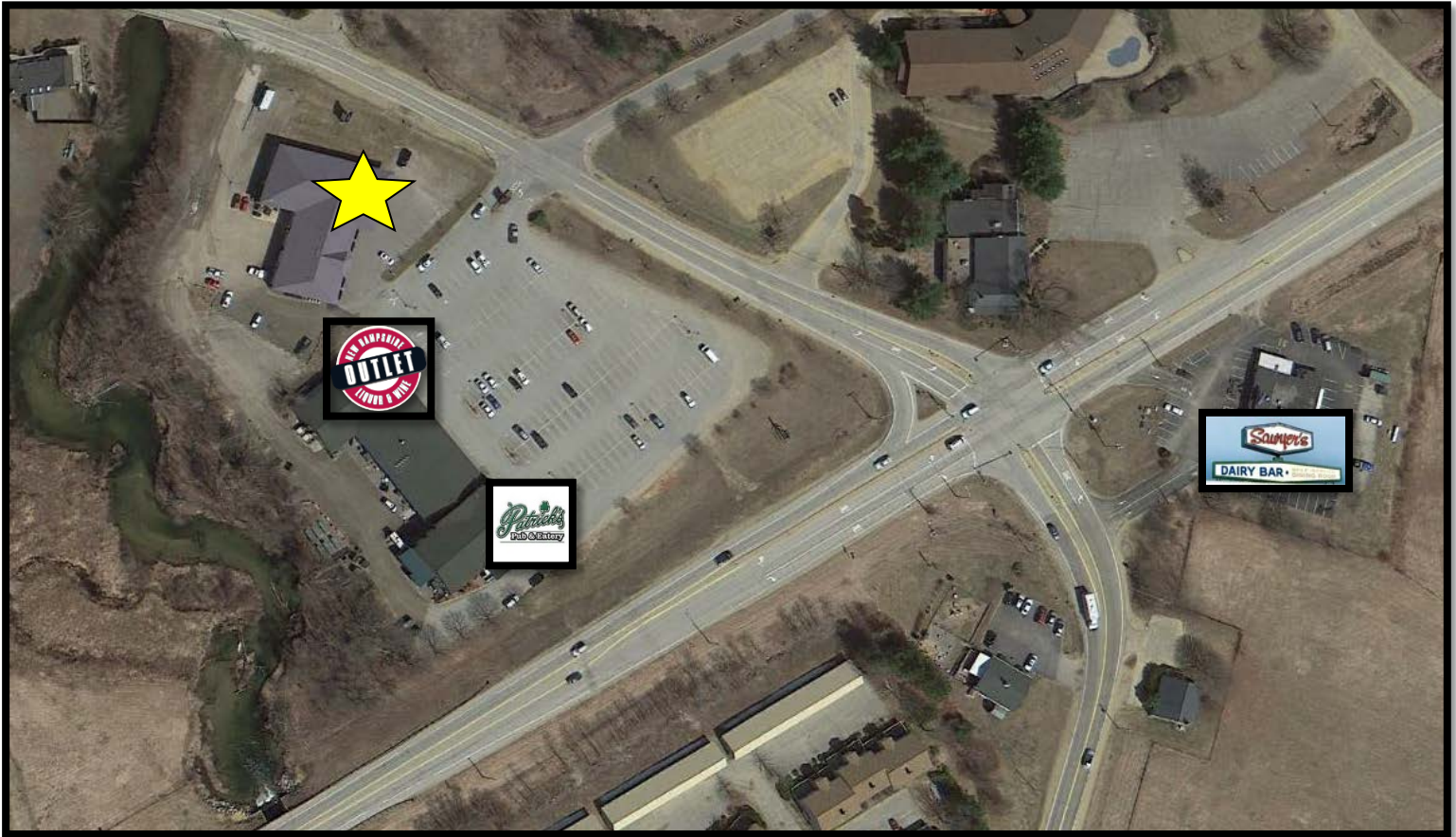
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# Floor Plan for Unit A & B



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# Locator Maps



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# Town of Gilford Zoning Information

**ARTICLE 4. PERMITTED USES AND REGULATIONS**

- §4.1 Open Space Uses
- §4.2 Residential Uses
- §4.3 Commercial Uses
- §4.4 Industrial Uses
- §4.5 Institutional Uses
- §4.6 Accessory Uses
- §4.7 Description of Permitted Uses

Land, buildings and other structures may be used as set forth in this Article. Only the uses listed below are intended to be allowed in the Town.

More than one (1) use shall be permitted on a single lot if:

- (1) Each use individually is permitted in the zone (special exceptions must be obtained where required);
- (2) The required parking for each use is provided;
- (3) All other requirements for each use are met. In the event that such requirements differ for different uses, the more restrictive requirements shall apply; and
- (4) In the RC zone, combining a two-family residence or multi-family development with any other use on one (1) lot shall require a special exception.

A “Y” indicates the use is a permitted use. An “E” indicates the use is permitted upon approval of a special exception granted by the Board of Adjustment in accordance with the provisions of Article 11, “Special Exceptions”. An “N” indicates the use is not permitted; however, a non-permitted use may be permitted by variance (see Article 12, “Variances”). A “C” indicates that the use is permitted with the issuance of a conditional use permit granted by the Planning Board in accordance with the provisions of Article 21, “Conditional Use Permits”.

(Amended 03/09/10, War. Art. 7)

**Table 1 – Chart of Uses**

<u>Commercial Zones</u>		<u>Industrial Zones</u>		<u>Residential Zones</u>	
PC	Professional Commercial	I	Industrial	NRR	Natural Resource Residential
RC	Resort Commercial			SFR	Single Family Residential
C	Commercial			LR	Limited Residential
				IR	Island Residential

**4.1 Open Space Uses**

		NRR	SFR	LR	IR	PC	RC	C	I
4.1.1	Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
4.1.2	Conservation	Y	Y	Y	Y	Y	Y	Y	Y
4.1.3	Forestry	Y	Y	Y	Y	Y	Y	Y	Y
4.1.4	Parking Facility	N	N	N	N	Y	Y	Y	Y
4.1.5	Sand, Gravel Removal	E	N	E	N	N	N	N	E
4.1.6	Agritourism	Y	Y	Y	N	Y	Y	Y	Y

(Amended 03/08/16, War. Art. 8)

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## 4.2 Residential Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.2.1	Boarding House	E	E	E	N	N	Y	N	N
4.2.2	Cluster Development	E	E	E	N	N	E	N	N
4.2.3	Manufactured Housing Park	Y	N	Y	N	N	N	N	N
4.2.4	Manufactured Housing Subdivision	Y	N	Y	N	N	N	N	N
4.2.5	Planned Unit Development	N	N	E	N	N	E	N	N
4.2.6	Single-Family Residence	Y	Y	Y	Y	E	Y	N	N
4.2.7	Two-Family Residence	Y	E	Y	E	E	Y	N	N
4.2.8	Multi-Family Development	N	N	E	N	N	E	N	N
4.2.9	Dormitory	N	N	N	N	E	E	E	N
4.2.10	Senior Housing	N	E	E	N	E	E	N	N

## 4.3 Commercial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.3.1	Amusements, Indoor	N	N	N	N	N	Y	Y	E
4.3.2	Amusements, Outdoor	N	N	N	N	N	E	E	N
4.3.3	Auto & Marine Light Repair Shop	N	N	N	N	N	Y	Y	Y
4.3.4	Bed & Breakfast	E	E	E	N	E	Y	Y	N
4.3.5	Business Office	N	N	N	N	Y	Y	Y	Y
4.3.6	Campground	N	N	N	N	N	Y	E	N
4.3.7	Commercial Storage Facility	N	N	N	N	Y	Y	Y	Y
4.3.8	Fuel Dispensing Station	N	N	N	N	E	E	Y	E
4.3.9	Funeral Home	N	N	N	N	Y	Y	Y	N
4.3.10	Greenhouse	E	N	E	N	E	Y	Y	Y
4.3.11	Lumber Yard	E	N	N	N	N	N	Y	Y
4.3.12	Marina	N	N	N	N	N	Y	N	N
4.3.13	Medical Center	N	N	N	N	Y	Y	Y	Y
4.3.14.a.	Motel/Hotel	N	N	N	N	Y	Y	Y	E
4.3.14.b.	Cottage Colony/Seasonal Occupancy	Y	E	Y	N	N	Y	Y	N
4.3.15	Outdoor Recreation	E	E	E	N	N	Y	E	E
4.3.16	Personal Service Shop	N	N	N	N	Y	Y	Y	E
4.3.17	Theater	N	N	N	N	Y	Y	Y	N
4.3.18	Radio & TV Tower	E	N	E	N	Y	E	Y	Y
4.3.19	Repair Shop	N	N	N	N	E	E	Y	Y
4.3.20	Restaurant, Public Assembly	N	N	N	N	Y	Y	Y	Y
4.3.21	Restaurant, Drive-in	N	N	N	N	N	E	Y	N
4.3.22	Retail Store	N	N	N	N	Y	Y	Y	E
4.3.23	Salesroom	N	N	N	N	N	E	Y	E
4.3.24	Vending	N	N	N	N	N	Y	Y	Y
4.3.25	Veterinary Hospital	E	N	N	N	E	E	Y	Y

(Amended 03/10/09, War. Art. 5; 03/11/14, War. Art. 7)

**4.4 Industrial Uses**

		NRR	SFR	LR	IR	PC	RC	C	I
4.4.1	Warehouse or Wholesale Marketing	N	N	N	N	N	N	Y	Y
4.4.2.a.	Industrial Uses, Medium	N	N	N	N	N	N	E	E
4.4.2.b.	Industrial Uses, Light	N	N	N	N	N	N	E	Y
4.4.3	Construction Yard	N	N	N	N	N	N	E	Y
4.4.4	Auto, Marine & Truck Repair Garage	N	N	N	N	N	N	Y	Y
4.4.5	[Reserved]								
4.4.6	Airport – Public	N	N	N	N	N	N	N	E
4.4.7	Boat Storage	N	N	N	N	N	E	E	Y

(Amended 03/14/06, War. Art. 10; 03/11/14, War. Art. 7)

**4.5 Institutional Uses**

		NRR	SFR	LR	IR	PC	RC	C	I
4.5.1.a.	Cemetery	E	N	E	N	N	E	N	N
4.5.1.b.	Burial Ground	E	E	E	E	N	N	N	N
4.5.2	Church	N	N	N	N	Y	E	E	N
4.5.3	Club	E	N	N	N	Y	Y	E	N
4.5.4	Hospital	N	N	N	N	E	E	E	N
4.5.5	Nursery/Daycare	E	E	E	N	E	E	E	E
4.5.6	School	N	N	E	N	E	E	E	E
4.5.7	Library	N	N	E	N	E	E	N	N
4.5.8	Museum	N	N	E	N	E	E	E	N

(Amended 03/08/16, War. Art. 3)

**4.6 Accessory Uses**

		NRR	SFR	LR	IR	PC	RC	C	I
4.6.1	Airport – Private	N	N	N	N	N	N	N	E
4.6.2	Accessory Services	N	N	N	N	N	N	Y	Y
4.6.3	Accessory Building	Y	Y	Y	Y	Y	Y	Y	Y
4.6.4	Boat Slip Rental	N	Y	N	Y	N	Y	N	N
4.6.5	Home Occupation	Y	Y	Y	N	Y	Y	Y	Y
4.6.6	Outdoor Storage	Y	Y	Y	Y	E	E	Y	Y
4.6.7	[Reserved]								
4.6.8	Stables & Kennels	E	N	E	N	N	E	Y	N
4.6.9	Swimming Pool	Y	Y	Y	N	Y	Y	Y	Y
4.6.10	Yard Sale	Y	Y	Y	N	Y	Y	Y	Y
4.6.11	Outdoor Display	N	N	N	N	E	E	Y	Y
4.6.12	Family Apartment	Y	Y	Y	Y	Y	Y	N	N
4.6.13	Special Events, Outdoor	Y	Y	Y	N	Y	Y	Y	Y
4.6.14	Drive-Through Window	N	N	N	N	E	E	E	E
4.6.15	Home Office	Y	Y	Y	Y	Y	Y	Y	Y
4.6.16	Airplane Hangar	N	N	N	N	N	N	N	Y
4.6.17	Accessory Apartment	Y	Y	Y	N	N	N	N	N
4.6.18	Large Commercial Vehicle Parking	E	E	E	N	Y	Y	Y	Y

(Amended 03/08/11, War. Art. 2; 03/13/12, War. Arts. 2,4,6; 03/11/14, War. Art. 7)