

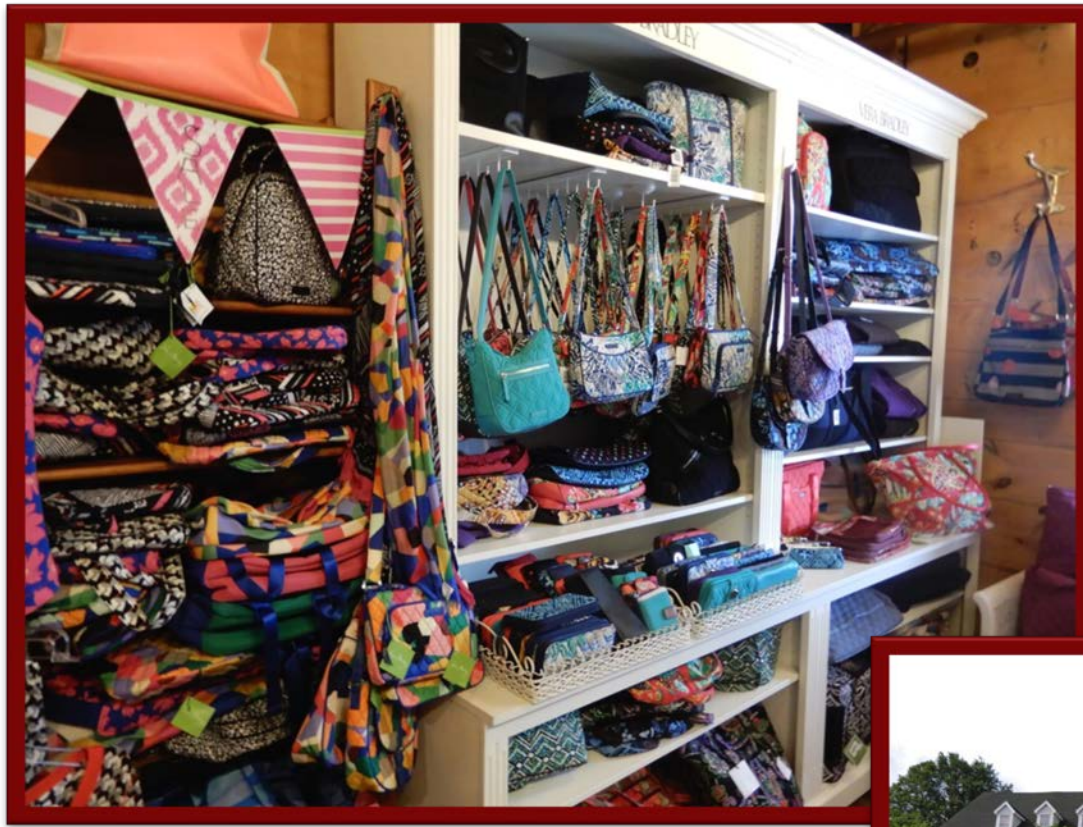
Sophisticated Country Store

Specializing in Gifts



Business For Sale \$180,000 + Inventory

Real Estate Not Included - Space is Leased



3,500 SF of Leased Retail Space
Located at Mill Falls Marketplace
312 Daniel Webster Hwy #12



Call Warren Clement
Sales Associate

603.528.3388 ext. 306

603-520-7650 cell

email: wcclement@weekscommercial.com

WEEKS
COMMERCIAL

350 COURT STREET
LACONIA, NH 03246

WWW.WEEKSCOMMERCIAL.COM

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of an attorney and/or an accountant be sought before executing any contract or agreement.

Weeks Commercial is proud to offer, for sale, The Country Carriage Gift Store in Meredith for sale. This turnkey business opportunity includes fixtures, equipment and most importantly the trade name “The Country Carriage”. The Country Carriage has been in business since 1984 and has grown from a small 800 SF store to 3,500 SF of exceptional retail space. They carry Vera Bradley, candles, clothing, signs, personal care, cards, calendars, paper, a little of this, wit & whimsy and more. The Country Carriage is the leader in the Lakes Region of NH, in lines carried, customer service and creative displays in the spectacular location of Mills Falls Marketplace, Meredith NH.



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Mill Falls Marketplace

Mill Falls Marketplace offers a truly unique year-round shopping and dining experience. The Marketplace features 11 fabulous shops, 8 distinctive dining options throughout the resort, brick walkways, flower gardens, a 40-foot waterfall, and views of Lake Winnepesaukee.

You can't miss this landmark building at Mill Falls Marketplace in Meredith, New Hampshire. It is the original linen mill that has occupied this site since the early 1800's. Today it is the home of The Country Carriage and other specialty shops and restaurants. The waterfall that once powered the mill still cascades between the Marketplace and the adjoining Inn at Mill Falls, ending its journey as it flows into Lake Winnepesaukee in Meredith Bay.

This historic mill building is the perfect location for The Country Carriage. The old beams and creaky wooden floors provide the perfect setting for the country gifts and decorative accessories that have been our specialty since we opened at Mill Falls in 1984. Many customers like to visit our shop just to see our wonderful collection of antique furniture and fixtures including vintage checkout counters and glass display cases.



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What is The Country Carriage?

- ❖ *Vera Bradley*
- ❖ *Candles*
- ❖ *Clothing*
- ❖ *Signs*
- ❖ *Personal Care*
- ❖ *Cards*
- ❖ *Calendars*
- ❖ *Paper*
- ❖ *A little of this*
- ❖ *Whit & Whimsy*



Vera Bradley

Our vintage carriage is always filled with the latest Vera Bradley products. It's the first thing you'll notice when you enter the store.

We've sold Vera Bradley bags and accessories since 1989 and have seen literally hundreds of styles and fabrics come and go. We still offer you all collections that are available from Vera.



Candles

With literally hundreds of candle companies to choose from, we've narrowed the choices to offer you the best selection and value.

Danica. For tapers, we have chosen Danica candles, manufactured in Maine. These unscented candles are available in great colors, at great prices.

Yankee Candle. Yankee candles, from Deerfield, MA, have been a staple at The Country Carriage for over 20 years. Known for their quality and long-lasting fragrance, Yankee offers a wide selection of fragrances and colors. Customer favorites include car jars, plug-ins, and jar candles in small, medium, and large sizes.

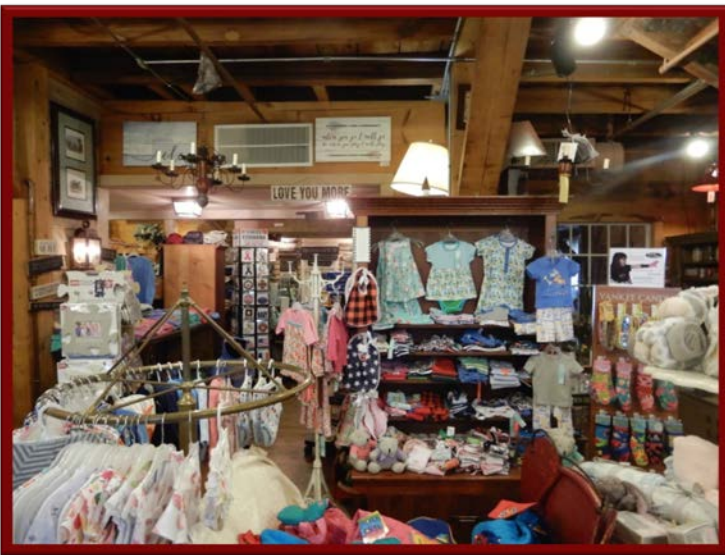
Kringle Candle. A venture launched in 2010 by two Mikes (Mike Kittredge II, entrepreneur and former owner of Yankee Candle, and his son Mike). Kringle offers a new concept in candle design. All fragrances are white, to fit with any home décor. Beautiful graphics identify each fragrance. The glassware can be reused easily after the candle has burned – great news for recycling enthusiasts.



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Clothing

People in Minnesota know how to dress for the outdoors. That's one reason we buy our t-shirts and sweatshirts from LakeShirts in Minnesota for ourselves and for our customers here in New Hampshire.



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Cards, Calendars & Paper

Ever since we sold our first Lang Folk Art calendar designed by Linda Nelson Stocks, back in 1985, we have been known as the place to go for the best selection of Lang cards and calendars in the area. We still sell lots of Lang calendars, Christmas cards, and other paper products.

We also sell calendars and special books from Willow Creek, focusing on the special interests of dog, cat, horse and nature lovers.

Customers love our selection of greeting cards. We sell lots of them. We also sell lots of recipe books, note cards, address books, journals, and photo albums.



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A Little of This and That

- Reproduction enamelware signs and magnet from Ande Rooney
 - Gourmet foods from Stonewall Kitchen
 - Kitchen and table linens
 - Wood ducks – small, medium and large
 - Baby gifts
 - Folk art
 - Plush animals
 - Martini glasses, wine glasses, shot glasses and pilsners
 - Klutz activity kits
 - Holiday décor, “country” style
 - Byers’ choice
 - Quilts, wall hangings, table runners, and quilted bags and accessories
 - Old fashioned toys and games
 - Burt’s Bees
 - Decoys
 - Cat’s Meow houses including customer Meredith buildings
 - Baggallini
 - New Hampshire souvenirs (of the tasteful variety)
 - Vaillancourt chalkware



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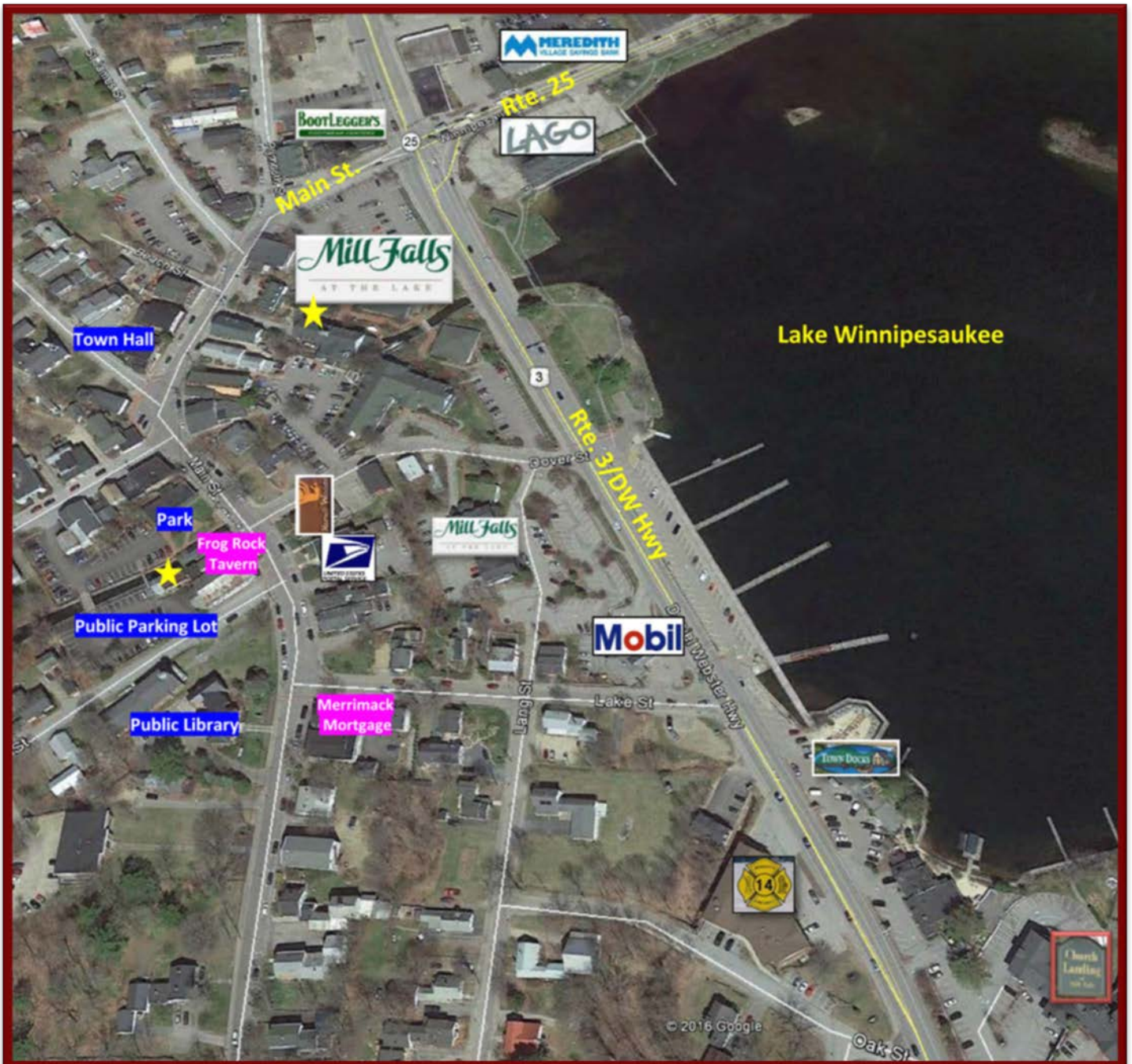
The sale price is \$180,000 plus inventory at the time of purchase. The inventory level ranges between \$130,000-\$200,000, depending on the season. Real estate not included - space is leased.

- ❖ The \$180,000 price includes:
- ❖ Numerous fixtures
- ❖ Antique display furniture/cases
- ❖ Book Cases
- ❖ Hutches
- ❖ School Masters Desk
- ❖ Pencil Post Bed
- ❖ Shaker Cupboard and more
- ❖ Lighting
- ❖ Music System and more



Prime Location

- ❖ In the heart of downtown Meredith
- ❖ Across the street from Lake Winnepesaukee
- ❖ Popular vacation spot in the Lakes Region
- ❖ 11,000+/- Daily Traffic Count



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