

Business For Sale

\$200,000 + \$40,000 (FF&E)

Real Estate Available
For Lease \$60,000/yr./NNN
Or For Sale \$1,200,000

Inventory
(\$500,000-\$600,000)



1084 Union Ave., Laconia

- 48 years in business
- 16,000+/- cars daily
- Loyal customers & contractors
- Wide range of products – gardening/landscaping, construction, hardware, plumbing, Benjamin Moore paints, Metalbestos, propane and much more

*Financials
available upon request*

**WEEKS
COMMERCIAL**

350 Court Street
Laconia, NH 03246
Office: 603.528.3388
Cell: 603.630.3276

www.weekscommercial.com

Email: ksullivan@weekscommercial.com



Kevin Sullivan
Sales Associate

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 y and/or an accountant be sought before executing any contractual agreement.

Family owned and operated Hardware store for nearly 50 years. Impeccable reputation for having anything and everything, with a staff to assist in any project. Strong contractor trade in plumbing and painting, featuring the largest inventory of Benjamin Moore paints in the marketplace. Solid year-round population and business, but also features a summer resort market increase, where the population more than doubles, as well as weekend residents who frequent 8 or 9 months out of the year. Outdoor living, Weber Grills, and a huge propane filling business make this a business opportunity that just doesn't come along every day. Fresh legs and new ideas can take this business to the next level. The business is for sale for \$200,000. Inventory will be at fair market value day of closing but, estimated to be worth \$500,000-\$600,000. FF & E valued at \$40,000. Real Estate can be purchased or leased. Purchase price is \$1,200,000 or lease for \$60,000/year NNN.

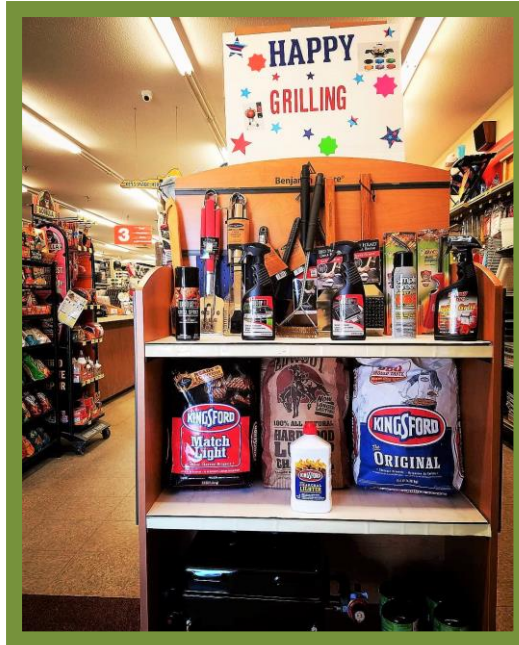
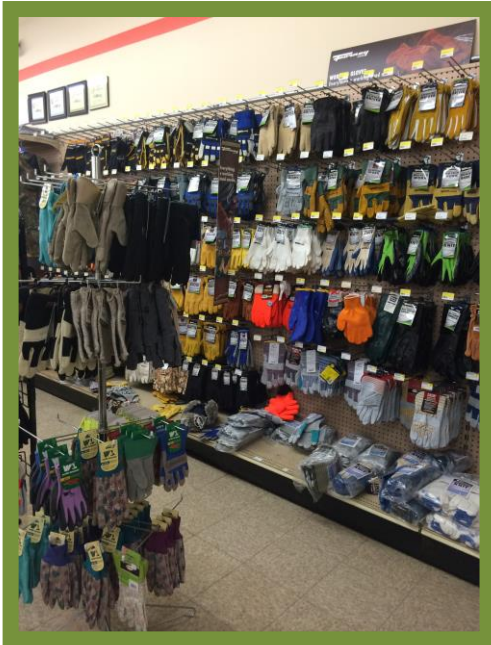


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Photos



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Property Details

<u>SITE DATA</u>	
Zoning	Commercial
Traffic Count	16,000 +/- Cars Daily
Deed	Warranty Deed – Book 3161 Page 913

<u>SERVICE DATA</u>	
Heat	Natural Gas / Forced Hot Air
Air Conditioning	Yes
Electrical	200 Amp
Water/Well	City
Sewer/Septic	City
Sprinkler	Yes - Dry

<u>TAX DATA</u>	
Taxes	\$20,705
Tax Year	2019
Tax Map/Lot No.	346/220/6
Current Tax Rate/1000	\$20.59
Land Assessment	\$340,800
Building Assessment	\$664,800
Total Assessment	\$1,005,600

<u>PROPERTY DATA</u>	
Lot Size	1.8 +/- Acres
Frontage	365 +/- FT on Union Ave
Parking Spaces	43+ Paved Spaces
Building Square Footage	10,726 SF Main Floor + 9,996 +/- SF Lower Level

<u>CONSTRUCTION</u>	
Exterior	Vinyl Siding
Roof Type/Age	Asphalt Shingle
Foundation	Concrete
Basement	9,996 +/- SF
Year Built	1978

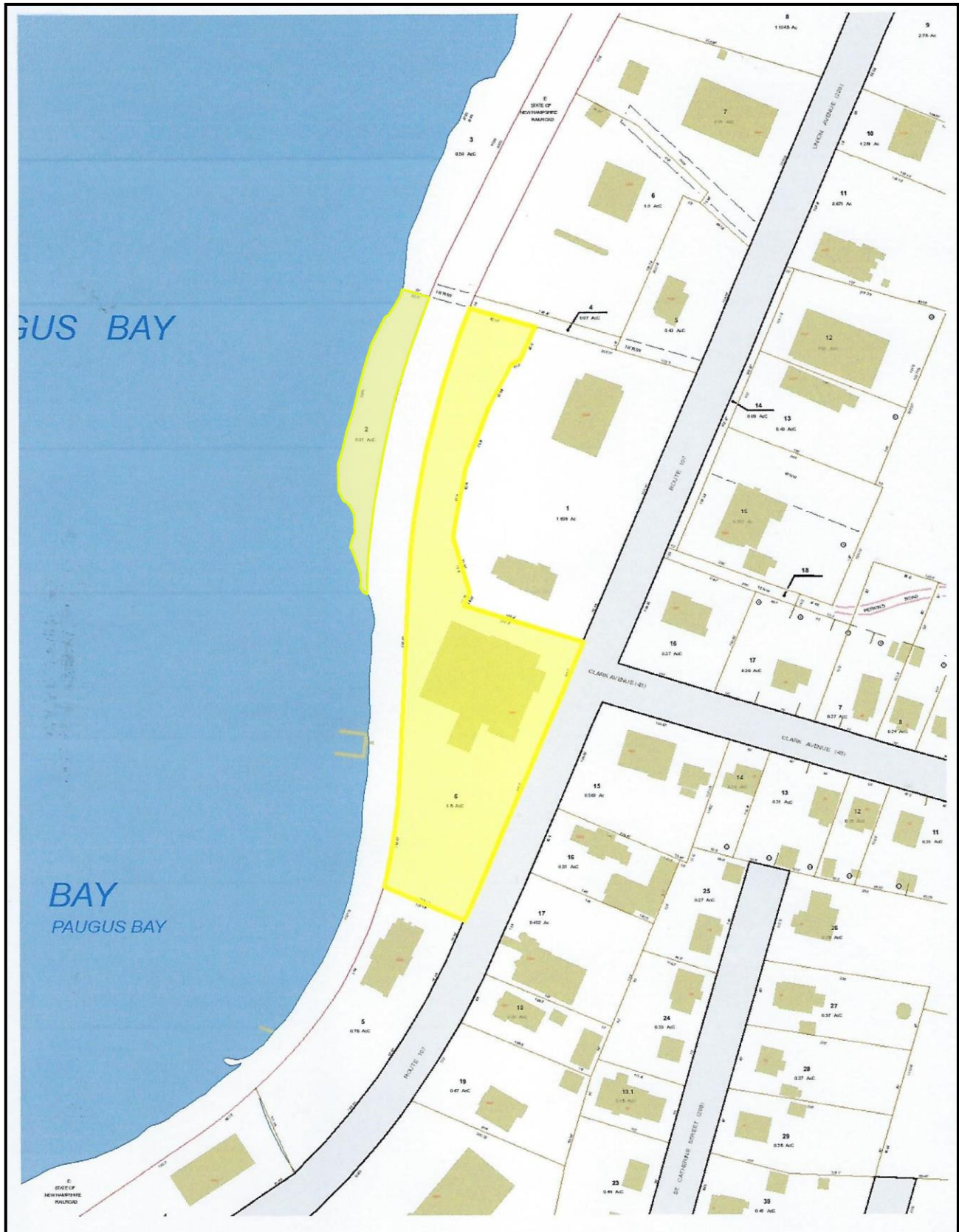
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Map



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Tax Map



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