

For Sale
\$1,500,000
For Lease
\$4-\$10/Sq.Ft./Mod Gross

One Gilford Place 131 Lake Street (US Route 3) Gilford, NH



Building Size: 80,000 Sq.Ft. for Sale, 50,000 Sq.Ft. for Lease
Lot Size: 7.37+- Acres
Utilities: 3 Phase Power, Cable, Public Water & Sewer
Road Frontage: 500+- Feet
Traffic Count: 10,000+- Cars Per Day
Zoning: Commercial
Parking Spaces: 156 Spaces



Offered By:
Warren Clement
Sales Associate

Office: 603-528-3388
Cell: 603-520-7650
wclement@weekscommercial.com

WEEKS
COMMERCIAL

350 Court Street
Laconia, NH 03246

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 contractual agreement.

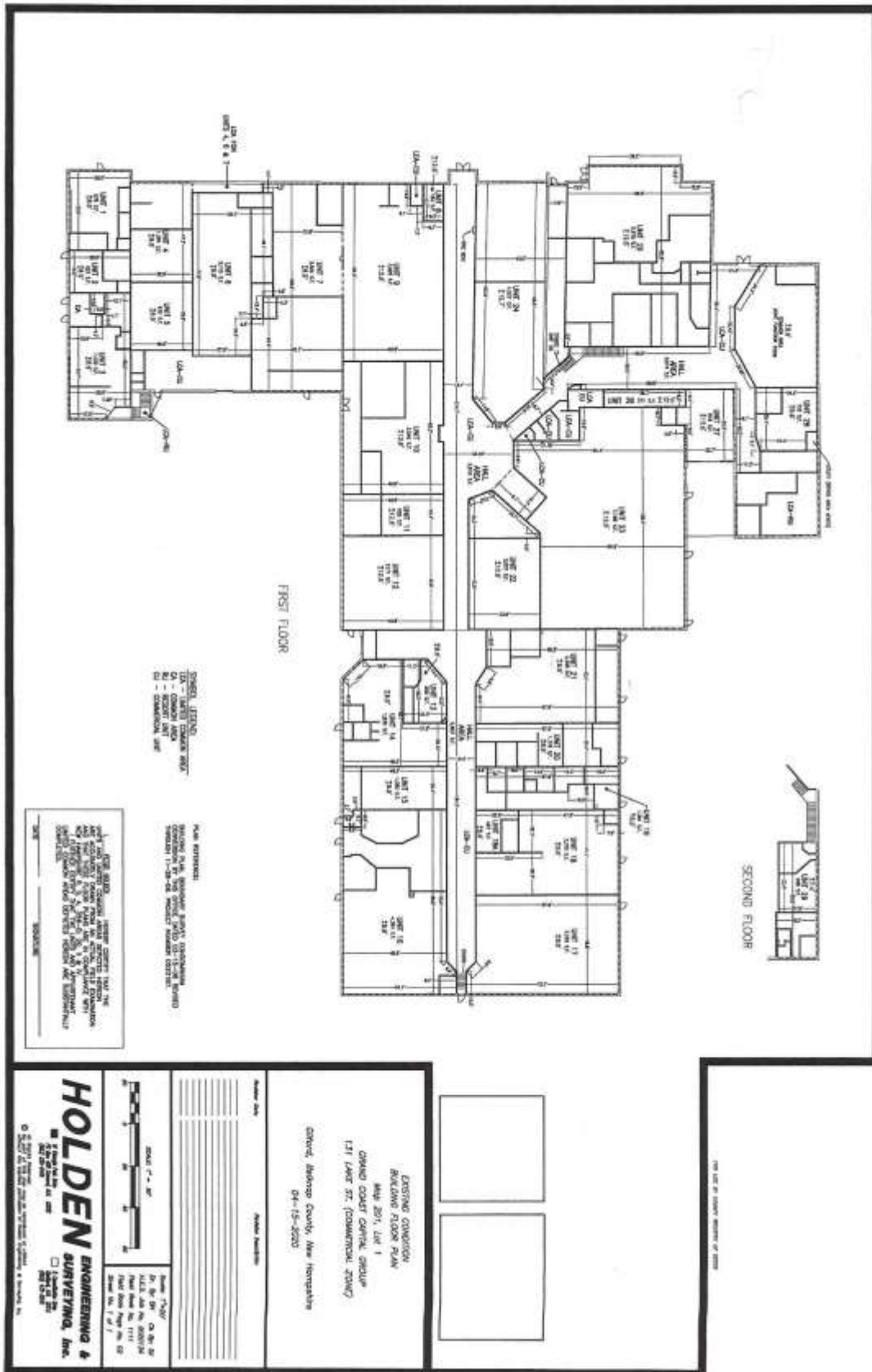
One Gilford Place

Weeks Commercial is pleased to present these well-kept units at One Gilford Place. One Gilford Place is a unique property that includes 29 units having a combination of retail and office space. Currently 11 units are available for lease with a variety of size and at several available lease rates. It is located in the center of activity in New Hampshire's Lakes Region on heavily traveled US Route 3 right across from beautiful Paugus Bay on Lake Winnepesaukee. The 50,000 leasable square foot space is near marinas, lodging, motels, inns, retail establishments and The Laconia Airport. It is on the way to all the activities offered at Weirs Beach. With 156 paved parking spaces, outstanding exposure, and the ideal location, there are many possibilities. The property offered for sale or lease is on the commercial ground floor and does not include any of the residential units on the upper floors. The upper residential floors are under separate ownership and share the parking spaces. Several lease units can be combined to create a 15,000 square foot+- space.



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 contractual agreement.

One Gilford Place



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 contractual agreement.

One Gilford Place

<u>SITE DATA</u>	
Zoning	Commercial
Traffic Count	10,000+/- Cars Per Day
Elevators	0
Loading Docks/Doors	2
Site Status	Available

<u>SERVICE DATA</u>	
Heat	FHA
Electrical	3 Phase Power
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler	Yes, Wet

<u>TAX DATA</u>	
Taxes	\$6,723
Tax Year	2019
Tax Map/Lot No.	Map 201, Lot 001
Current Tax Rate/1000	\$15.86
Land Assessment	n/a
Building Assessment	\$423,900
Total Assessed Value	\$423,900

<u>PROPERTY DATA</u>	
Lot Size	7.37+/- Acres
Frontage	500+/- Feet Road Frontage
Parking Spaces	156 Spaces
Building Square Footage	50,000+/- Square Feet
Number of Units	29 units (11 available for Lease)
Number of Floors	1

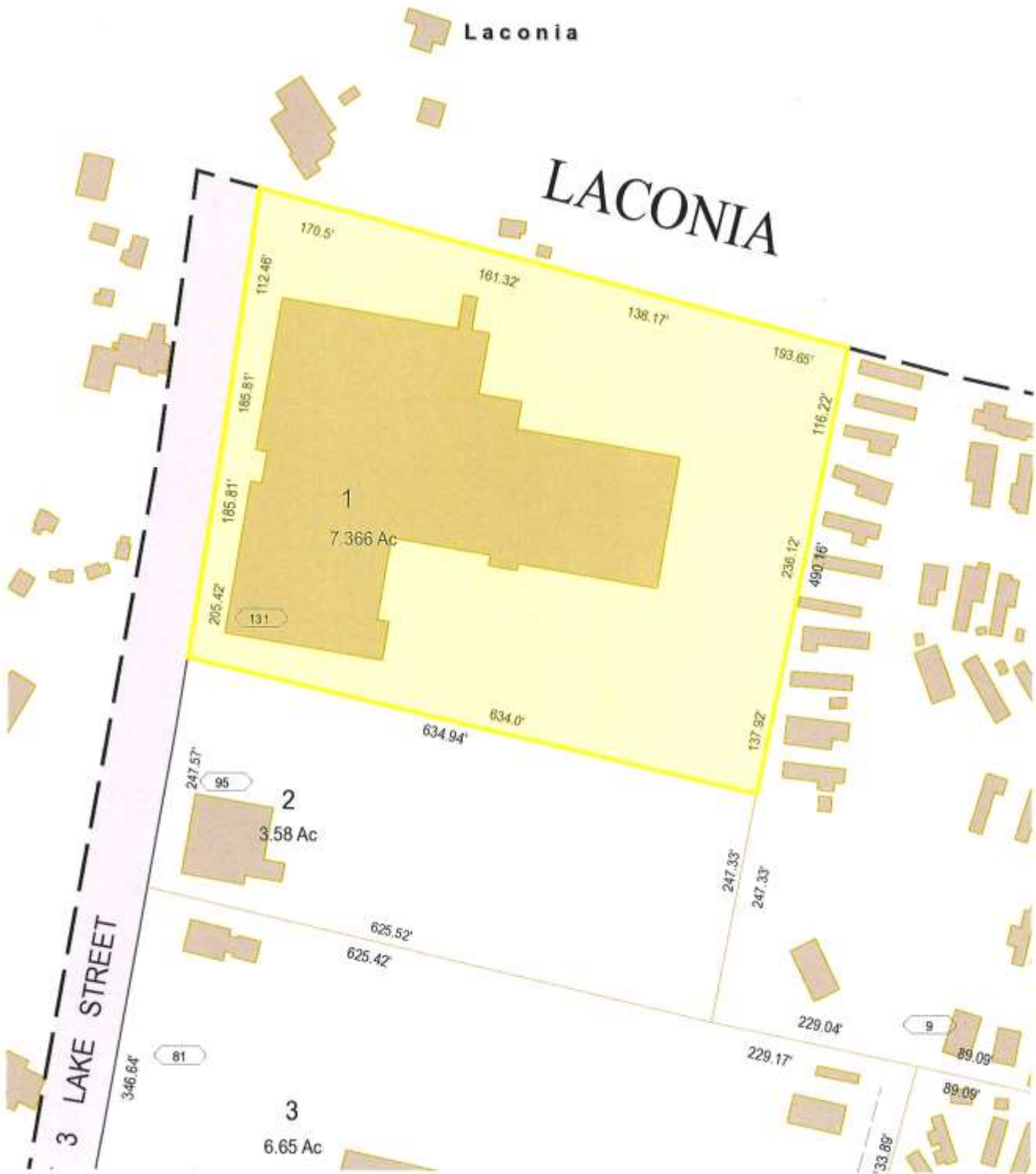
<u>CONSTRUCTION</u>	
Exterior	Block, Brick, Hardwood, Other
Roof Type/Age	Membrane
Foundation	Concrete Slab
Insulation	Yes
Year Built	1976

<u>OTHER DATA</u>	
Deed	Book 1334, Page 459

Units Available for Lease

UNIT	SIZE	PRICE PER SQ.FT.	MO.RATE
3	1,430+- SF	\$8/SF/Mod. Gross	\$ 955
11	928+- SF	\$10/SF/Mod. Gross	\$ 775
12	1,430+- SF	\$10/SF/Mod. Gross	\$1,190
13	560+- SF	\$10/SF/Mod. Gross	\$ 470
14	1,830+- SF	\$10/SF/Mod. Gross	\$1,525
15	1,080+- SF	\$10/SF/Mod. Gross	\$ 900
16	4,364+- SF	\$9/SF/Mod. Gross	\$3,275
17	3,230+- SF	\$5/SF/Mod. Gross	\$1,345
18	2,370+- SF	\$5/SF/Mod. Gross	\$ 990
19	1,301+- SF	\$4/SF/Mod. Gross	\$ 440
21	2,506+- SF	\$5/SF/Mod. Gross	\$1,040

Tax Maps



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 contractual agreement.



Gilford, NH

1 inch = 272 Feet



July 8, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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 contractual

Permitted Uses

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)

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, Inside	N	N	N	N	N	Y	Y	Y
4.4.8	Boat Storage, Outside	N	N	N	N	N	E	Y	Y

(Amended 03/14/06, War. Art. 10; 03/11/14, War. Art. 7; 03/13/18, War. Art. 3)

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	[Reserved]								
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	Y	Y	Y	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; 03/14/17, War. Arts. 3,4)