

Prime Location for Retail / Office Meredith NH

178 Daniel Webster Hwy, Meredith, NH 03253



Listing ID: 30442493
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Convenience Store, Free-Standing Building
Size: 11,778 SF
Sale Price: \$780,000
Unit Price: \$66.23 PSF
Sale Terms: Cash to Seller



Overview/Comments

Location, Location, Location ! This exceptional commercial space and warehouse has ample parking and a flexible floor plan on 1.5 acres. Great potential for corporate or franchise use for this prized location. The property is easily accessible from routes 3, 104 & 106, all major routes to access Meredith Center and town docks on beautiful Lake Winnepesaukee. High visibility, traffic count and reduced speed zone 15 MPH combined with neighboring restaurants, hotels & major franchises sharing the corridor makes this an exceptional offering. Lake Winnepesaukee is the Jewel of NH and Meredith is a major tourist and access point.

More Information Online

<http://www.newenglandcommercialproperty.com/listing/30442493>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	Map S23, Lot 10	Gross Building Area:	11,778 SF
Retail-Commercial Type:	Convenience Store, Free-Standing Building, Mixed Use, Restaurant, Street Retail, Other	Building/Unit Size (RSF):	11,778 SF
Zoning:	CB&R	Usable Size (USF):	9,467 SF
Property Use Type:	Investment	Land Area:	1.50 Acres
		Sale Terms:	Cash to Seller

Area & Location

Retail Clientele:	General, Business, Tourist, Recreation, Other	Highway Access:	Located on US Route 3/25 right near the junction of NH Rt. 104. 10 miles from I-93 Exit 20.
Property Visibility:	Excellent	Airports:	Laconia, Manchester
Largest Nearby Street:	Rt 3	Site Description:	Slightly sloping lot with open visibility and access from two entrances.
Feet of Frontage:	496		
Traffic/Vehicle Count:	14,000		

Area Description Meredith is the hub of activity throughout the year, as a major crossroads through the Lakes Region. It's an extremely popular tourist and vacation destination.

Building Related

Tenancy:	Multiple Tenants	Parking Description:	Paved parking surrounds the building with drive-through access from both entrances.
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	2	Freight Elevators:	0
Property Condition:	Good	Heat Type:	Oil, Other
Year Built:	1976	Air Conditioning:	Package Unit
Roof Type:	Gambrel	Internet Access:	Cable
Construction/Siding:	Vinyl Siding	Interior Description:	The interior is a combination of office, retail, storage space and includes a residential unit on the second floor.
Exterior Description:	Two connected gambrel style buildings with vinyl siding and board & batten.		
Total Parking Spaces:	30		
Parking Type:	Surface		

Land Related

Lot Frontage:	496+	Water Service:	Municipal
Lot Depth:	300	Sewer Type:	Municipal

Zoning Description 1. Retail Businesses & Banks 2. Eating & Drinking Establishments 3. Offices 4. Personal & Professional Offices 5. Automobile Service Stations 6. Auto Sales, Services & Repair 7. Wholesale Business with NO Outside Storage 8. Clinics 9. Commercial Schools 10. Single-Family Detached Dwelling (500 s.f. min. required on ground) 11. Two-Family Dwelling 12. Home Occupation 13. Bed & Breakfast Houses* 14. Public Facilities 15. Essential Services 16. Accessory Uses 17. Cultural Uses (13 Mar 96) Special Exceptions 1. Water Recreation & Storage 2. Supply Yards 3. Commercial Recreation Facilities 4. Drive-In Restaurant or Refreshment Stand 5. Essential Services Buildings 6. Multi-Family Dwelling 7. Condominiums 8. Hotels/Resort Hotels/Motels 9. Nursing & Convalescent Homes 10. Churches 11. Public Buildings 12. Theaters 13. Funeral Homes 14. Single-Family Detached Dwelling (less than 500 sq. ft. on ground) 15. Private Ambulance Service 16. Group Homes (12 Mar 1991) 17. Accessory Apartments (1991) 18. Commercial Child Care Facility

Financials

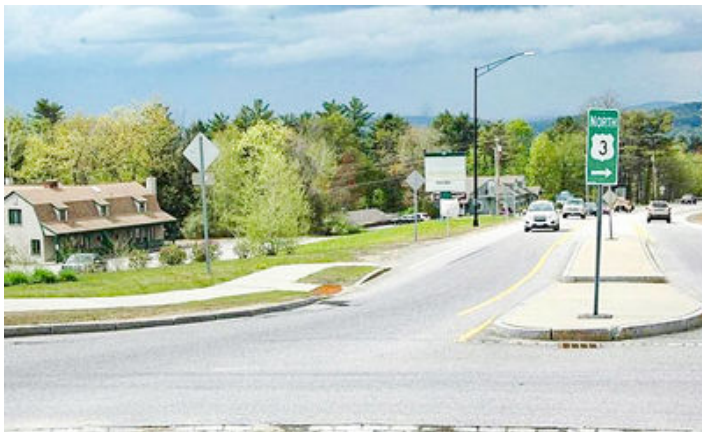
Finance Data Year:	2019
Real Estate Taxes - Annual(\$):	\$7,384 (Annual)

Location

Address:	178 Daniel Webster Hwy, Meredith, NH 03253
County:	Belknap
MSA:	Laconia



Property Images



Meredith 6



Meredith 2



Meredith 7



Meredith 13



Meredith 3



Meredith 11



Meredith 4



Meredith 10



Meredith 9



Meredith 5



Meredith 12

Property Contacts



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