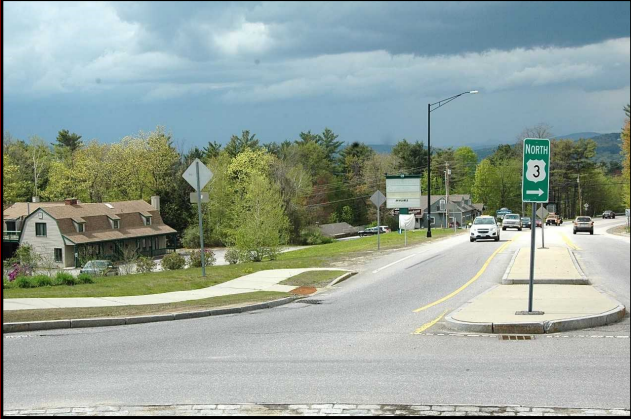


178 Daniel Webster Highway
Meredith, NH 03253



Listed by: Patrick Shine
REALTOR®
Office: 603 - 432 - 0100
Mobile: 603 - 339 - 1305
Email: pshine@cocoearly.com



Listed by: Joe Howell
REALTOR®
Office: 603 - 679-2300
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CENTRAL BUSINESS DISTRICT PERMITTED USES AND SPECIAL EXCEPTIONS

(Any use not listed here is prohibited)

Permitted Uses

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 ('92)

GENERAL PURPOSE

The purpose of the Central Business District is to provide a concentrated area of business and other uses in the downtown area of Meredith. A variety of business, institutional, public, semi-public, cultural, residential and other related uses are encouraged in an effort to provide a mix of activities in town villages. New buildings, building renovations and signs should be consistent with this village character.

The use of upper-story space for commercial, residential or other purposes is also encouraged. Parking requirements may be reduced to encourage full occupancy and use of buildings in this district. The Central Business District is essentially a pedestrian oriented area, although it also includes a compact area for some businesses such as, banks and fast food restaurants, etc.



RETAIL-OFFICE-GARAGE

Listing ID: 30418137

Status: Active

Property Type: Office For Sale

Office Type: Medical, Mixed Use

Size: 11,778 SF

Sale Price: \$780,000

Unit Price: \$66.23 PSF

Sale Terms: Cash to Seller

Overview/Comments

1976 Building with office areas on first floor. Second floor has a kitchen and offices. In rear of and attached to the building is a garage area with one 14 foot overhead door and one 10 foot overhead door.



General Information

Tax ID/APN: 000U08-000082-000003

Office Type: Medical, Mixed Use, Office Building, Other

Zoning: CB&R

Property Use Type: Investment, Vacant/Owner-User, Business

Building Name: LUKATCH

Class of Space: Class B

Gross Building Area: 11,778 SF

Building/Unit Size (RSF): 11,778 SF

Usable Size (USF): 9,467 SF

Land Area: 1.50 Acres

Sale Terms: Cash to Seller

Area & Location

Property Visibility: EXCELLENT

Highway Access: ROUTE 93 TO EXIT 20 TO RTE 106, (PARADE ROAD), TO MEREDITH ROTARY, TAKE 3RD EXIT BUILDING ON LEFT.

ROUTE 93 TO EXIT 23 TO RTE 104 TO RTE 3, BEAR RIGHT, BUILDING BEFORE THE ROTARY.

Airports: CONCORD - MANCHESTER - Laconia

Site Description: 1.5 ACRES LEVEL WITH HIGHLY VISIBLE BUILDING AND LARGE PAVED PARKING AREA. ZONING FOR THIS PARCEL IS CB&R WHICH IS PERFECT FOR A MULTITUDE OF USES. PUBLIC WATER AND SEWER NATURAL GAS AVAILABLE

Area Description: LAND IS NEAR MEREDITH NH TOWN CENTER AND LAKE WINNIPESAUKEE. AREA IS BIG TOURIST DESTINATION WHICH INCLUDES LACONIA. THERE IS A NEED FOR SERVICES OF ALL KINDS AND PROPERTY IS CONVENIENTLY LOCATED ON BUSY DANIEL WEBSTER HIGHWAY.





Land Related

Zoning Description: CB&R CENTRAL BUSINESS AND RESIDENTIAL-ALLOWING A MULTITUDE OF USES.

Lot Frontage: 496

Water Service: Municipal

Sewer Type: Municipal

Building Related

Total Number of Buildings: 1 **Number of Stories:** 2

Year Built: 1976

Construction/Siding: Vinyl Siding, Wood Frame, Wood Siding

Exterior Description: PROFESSIONAL BUILDING WITH AMPLE PARKING

Parking Type: Surface

Parking Description: Paved

Passenger Elevators: 0

Freight Elevators: 0

Sprinklers: None

Heat Type: Oil

Heat Source: Hot Air/Ac

Air Conditioning: Package Unit, Other

Internet Access: Cable

Interior Description: FIRST FLOOR OFFICES/ RETAIL SECOND FLOOR OFFICES WITH FULL KITCHEN BACK SPACE IS GARAGE WITH TWO 14 FOOT DOORS



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, BARRY A. LUKATCH, Trustee of Sunshine Realty Trust, a New Hampshire Realty Trust, of Governor's Island, Gilford, County of Belknap and State of New Hampshire, for consideration paid grant to BARRY A. LUKATCH of Governor's Island, Gilford, County of Belknap, State of New Hampshire, with Warranty Covenants -

The consideration for this transfer is under \$100.00

A certain parcel of land situate in Meredith, County of Belknap and State of New Hampshire, bounded and described as follows:

A certain tract of land on Parade Road and Reservoir Road in Meredith, Belknap County, State of New Hampshire, being Lot No. 19 shown on a certain plan entitled "Green Wood, Survey for Ruth Forbes and Mary Robertson, Meredith, N.H., dated 7/75, by Trojano-Rhines Surveys, Inc., Plymouth, N.H.," bounded and described as follows: Beginning at the northerly corner of said lot at the intersection of the westerly line of Parade Road and the southerly line of Reservoir Road, thence by the southerly side of Reservoir Road S. 66° 21' 22" W. 95.15 feet; thence continuing along the southerly line of Reservoir Road S. 62° 00' 29" W. 250.40 feet; thence S. 27° 59' 31" E. 94.64 feet, in part by Lot 17 on said Plan; thence S. 08° 21' 35" W. 50.00 feet by said Lot 17; thence S. 87° 45' 36" E. 265.50 feet by land of LaFreniere to the westerly line of Parade Road; thence by the westerly line of Parade Road N. 11° 09' 35" E. 50.32 feet, N. 07° 13' 02" E. 100.31 feet and N. 06° 16' 37" W. 151.11 feet to the point of beginning; EXCEPTING AND RESERVING a strip of land 17 feet in width along the southerly line of Reservoir Road shown on said Plan as "to be conveyed to Town of Meredith," and TOGETHER with a right-of-way for all purposes across said 17-foot strip of land to said Reservoir Road.

Subject to restrictions, covenants and conditions as noted in deed recorded in Book 675, Page 26.

Meaning and intending to convey Parcel II as described in a deed of Barry A. Lukatch to Sunshine Realty Trust dated July 28, 1981 and recorded in the Belknap County Registry of Deeds in Book 809, Page 693.

BK0987 PG0428

WITNESS my hand and seal this 27th day of JANUARY, 1987.

Sunshine Realty Trust

Leslie Elizabeth Smith

Barry A. Lukatch
Barry A. Lukatch, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP, SS.

Personally appeared Barry A. Lukatch known to me, or satisfactorily proven, to be the person whose name is subscribed in the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

Leslie Elizabeth Smith
Justice of the Peace
Notary Public



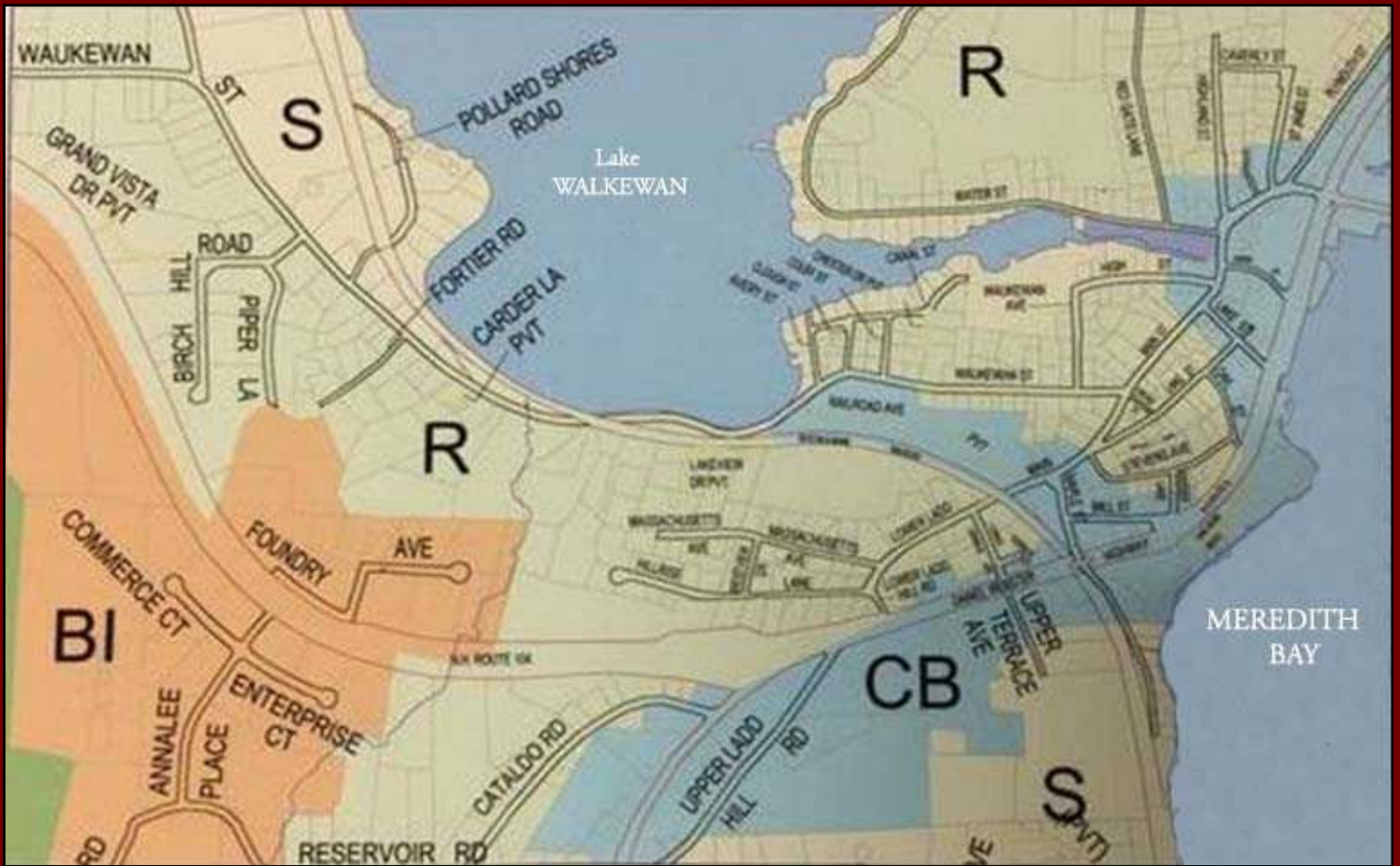
LESIE ELIZABETH SMITH, Notary Public
My Commission Expires 01/01/1994

This deed is executed in accordance with a Stipulation and Decree of Divorce in the matter of Lukatch v. Lukatch, Belknap County Superior Court, Docket #M-86-025.

RECEIVED
Leslie Elizabeth Smith
JAN 29 AM 10:54
Registral
CITY

001245

BK0987 PG0429



Zoning Map

Legend

- BI Business and Industrial District
- CB Central Business District
- CM Commercial District-Meredith Center
- CS Commercial District-Route 3 South
- FC Forestry and Conservation District
- FR Forestry and Rural District
- MN Meredith Neck District
- R Residential District
- S Shoreline District

Best Retail Businesses: Meredith, NH 03253

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2018

Update Frequency: Annually

