

Commercial Sale
4684545
Active

150 Middle Road
Tuftonboro
Unit/Lot #

NH 03816

Listed: 4/6/2018
Closed:
DOM: 535

\$399,900



County NH-Carroll
Vill/Dst/Loc Center Tuftonboro
Year Built 1822
SqFt-Total Building 3,462
SqFt-Total Source Municipal
SqFt-Total Available 5,276
SqFt-Apx Building Source Municipal
Zoning NHB-NE
Road Frontage Yes
Road Frontage Length 185
Lot Size Acres 1.000000
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax - Gross Amount \$4,647.00
Tax Year 2018
Gross Income
Operating Expense
Net Income

Delayed Showing No

Date - Showings Begin

Sub Property Type Business, Retail

Sub Property Type Use Business w/ Real Estate, Country Store, Historic Building, Other, Storefront

Directions From Wolfeboro follow Route 109A North approximately 6 miles to Center Tuftonboro. Property, the Tuftonboro General Store, is on the left and opposite Federal Corner Road.

Remarks - Public The Historic Tuftonboro GENERAL STORE is one of the few original NH General Stores still in daily operation. Built by Deacon Leathers in 1822, the General Store is a focal point in Center Tuftonboro. The property includes a U.S. POST OFFICE, two 600 Sq. Ft. 1-Bdrm Rental units above, and comes equipped with a Large Walk In Cooler, several Refrigeration Units, a Propane Flame View Stove and some furnishings. Quaint, Charming and Income Producing. Your opportunity to own a piece of New Hampshire History! ALSO INCLUDED is a beautiful 4Bdrm/2Ba Colonial home. Complete with most Original Features including 5 Working Fireplaces, Hand Planed Doors & Woodwork, Wide Pine Floors, Library, Lg. Kitchen, and a private Deck overlooking a large sunny backyard. See NNEREN MLS #4684756 for Residential version of this Listing. Owners are Retiring after 19 years as Storekeepers. A Spacious Storekeeper's Residence is adjacent to the Store is currently being rented. Solid INCOME Potential. Historic General Store, 2 Apartments (Rented), Post Office, Large Barn and Storekeepers Residence (currently Rented). Property is being sold "AS IS."

STRUCTURE

Construction Wood Frame
Foundation Fieldstone, Other
Exterior Other, Wood Siding
Roof Metal, Shingle - Asphalt

Building Number
Total Units 5
of Stories 3
Divisible SqFt Min
Divisible SqFt Max
Price Per SQFT \$115.51

Basement Yes
Basement Access Type Walkout
Basement Description Crawl Space, Dirt Floor, Partial

Ceiling Height
Total Elevators
Total Drive-in Doors
Door Height
Total Loading Docks
Dock Levelers
Dock Height

	LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1	1	Retail		Expenses - CAM
UNIT 2	1	Business Opportunity		Expenses - Taxes
UNIT 3	1	Residential		Expense - Utility
UNIT 4		Residential		Expenses - Insurance
UNIT 5				Expenses - Management
UNIT 6				Expenses - Maintenance
UNIT 7				
UNIT 8				

UTILITIES

Heating Other
Heat Fuel Gas - LP/Bottle, Oil
Gas/Nat/Aval No
Cooling Other
Water Private
Sewer Concrete, Leach Field, Private Available, Septic Design Available
Electric 200 Amp, Circuit Breaker(s)

Utilities Cable - Available, Other

Fuel Company
Phone Company Fairpoint
Cable Company Time Warner
Electric Company NH Electric Co-op

LOT & LOCATION

Submarket

Project Building Name Tuftonboro
General Store

Area Description Rural, Village

Water Body Type

Water Body Name

Water Body Access

Water Restrictions

Water Frontage Length

ROW - Length

ROW - Width

ROW - Parcel Access

ROW to other Parcel

Surveyed Unknown

Surveyed By

FEATURES

Parking Driveway, On-Site, Parking Spaces 1 - 10

Features - Commercial Additional Outbuildings, Furniture Included, Living Space Available, Phone System, In-Unit Bathroom

Air Conditioning Percent

Sprinkler

Signage

Railroad Available

Railroad Provider

Green Verification Body

Green Verification Progm

Green Verification Year

Green Verification Rating

Green Verification Metric

Green Verification Status

Green Verification Source

Green Verification NewCon

Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty

Deeds - Total

Deed - Book 1837

Deed - Page 741-742

Map 55

Block 01

Lot 13

SPAN#

Tax Rate 11.18

Tax Class

Current Use No

Land Gains

Property ID

Plan Survey Number

Assessment Year

Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned No

/REO

Sale Includes

Items Excluded

Land/Building/Business
Miss Tilly Sign, Gun, Pink Display Case,
Golden Past Antiques (Tag), Computer and
Printer. Negotiable:Cigar Store Indian
,Cheese Case, Misc. Antiques

Financing-Current

Financing-Possible Opt

Auction No

Date - Auction

Auction Time

Auctioneer - Responsible

Auctioneer License Number

Auction Price Determd By

Investment Info

Flood Zone

Seasonal

Easements

Covenants

No

No

No

PREPARED BY

Ken Perry
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Wolfeboro NH 03894

Off: 603-569-1563



Listed by:

Faye Friedrich/ K A Perry Real Estate, LLC

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Street View



Street View



New Front Porch



Storekeepers Residence



General Store



Coolers



Great Half Sour Pickles



Shelving for Inventory

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Ken Perry

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Beer Cooler



Store Interior



Gathering Table



New Windows



Refrigerated Storage



Walk-In Cooler



ATM



Tuftonboro Post Office

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Post Office



Post Office



Apt. #2 Kitchen



Apt. #2



Apt. #2



Apt. #2



Apt. #2



Apt. #2 Full Bath

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View from Federal Corner Rd.



View of House, Barn and Store



House



Living Room



Master BdRm.



Family Room



Family Room



Den/Library

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One of several Fireplaces



Fm. Rm.Fireplace



Historic General Store



Tuftonboro's Heart