

**Commercial Sale**  
**4699739**  
**Closed**

**65 Trotting Track Road**  
**Wolfeboro NH 03894**

**Unit/Lot #:**

**Price - List \$274,900**  
**Price - Closed \$200,000**  
**Date - Closed 1/17/2020**



**Year Built** 1986  
**SqFt-Total Building** 4,960  
**SqFt-Total Source** Municipal  
**SqFt-Total Available** 4,960  
**SqFt-Apx Building Source** Municipal  
**Zoning** GR was C1,C2  
**Road Frontage** Yes  
**Road Frontage Length** 260  
**Flood Zone** Unknown  
**Lot Size Acres** 33.000000  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**  
**Days On Market** 323

**Taxes TBD** U  
**Gross Taxes/Year** \$4,547.93 /  
**Gross Income**  
**Operating Expense**  
**Net Income**  
**Operating Expense Includes**  
**Expenses - CAM**  
**Expenses - Taxes**  
**Expense - Utility**  
**Expenses - Insurance**  
**Expenses - Management**

[Property Panorama VT URL](#)

**Sub Property Type** Business, Development,  
Industrial, Investment, Land,  
Opportunity

**Sub Prop Type Use** Business w/ Real Estate,  
Garage, Industrial, Light  
Manufacturing, Other, Self  
Storage

[Unbranded Tour URL 1](#)

**Directions** From North take 109-S from Moultonborough. Continue straight on 171 E. Turn rt onto Pork Hill Rd. Turn rt onto 28 S 4.5 miles. Make right on Trotting Track Rd. From South take Rt 11 N to 28 N. Turn left on 28/Tuftonboro Rd. Turn rt on 109 (Center St) 2.3 miles to Trotting Track Rd

\*\*\* NOW TAKING BACK UP OFFERS! \*\*\* Located adjacent to the Nick in Wolfeboro. Built and used in 1986 till 2016 as a 4960 sq ft maintenance garage and office for Albee Construction. The 33 acres is dry, mostly level and gently sloping. Hersey Brook passing through the south side of the property. It was originally zoned C1 and C2 but has reverted back to the Towns Master Plan of GR. With town approval the property would be great for a Marina looking for heated work space and acres of outdoor winter boat storage available. The 14 foot high Doors will accommodate almost any size vehicle. Landscaping, auction house or a great place to keep all your toys. Please click on the "unbranded tour" to take a drone's eye view of this great property. Entrance is on Trotting Track Road. Entrance is gated and locked. Assisted showings are required.

#### STRUCTURE

<b>Building #</b>		<b>Units Per Building</b> 1	<b>Total Stories</b> 1
<b>Divisible SqFt Min/Max</b> /		<b>Basement/Access Type</b> No /	
<b>Foundation</b> Poured Concrete		<b>Basement Description</b>	
<b>Roof</b> Metal		<b>Construction</b>	Insulation-Cellulose, Insulation-Foam, Metal, Ste...
<b>Exterior</b> Metal			
<b>Total Drive-in Doors</b> 4		<b>Door Height</b> 14	
<b>Total Loading Docks</b>		<b>Dock Height</b>	<b>Dock Levelers</b>
<b>Ceiling Height</b> 18		<b>Total Elevators</b>	

#### LEVEL

#### TYPE

#### DESCRIPTION

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

#### UTILITIES

**Heating** Alternative Heat Stove, Floor Furnace, Forced Air  
**Heat Fuel** Kerosene, Oil, Wood  
**Gas - Natural Available**  
**Cooling** None  
**Water** Unknown  
**Sewer** Unknown  
**Electric** Circuit Breaker(s)

**Services** Telephone Available

**Management Co/Phone** /

**Fuel Company**

**Phone Company**

**Cable Company**

**Electric Company**

<b>County</b>	NH-Carroll	<b>Submarket</b>	LakesReg
<b>Water Body Access</b>		<b>Project Building Name</b>	
<b>Water Body Type</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Name</b>		<b>ROW-Length/Width</b>	/
<b>Water Frontage Length</b>		<b>ROW to other Parcel</b>	
<b>Water Restrictions</b>		<b>Surveyed/By</b>	/
<b>Lot Desc</b>	Country Setting, Field/Pasture, Level, Pond, Sloping, Stream, Wooded	<b>Area Desc</b>	Business District, Commercial Zoning, Other

FEATURES

<b>Parking</b>	On-Site	<b>Features - Commercial</b>	Additional Outbuildings, Phone System, Security System, Heat Included, In-Unit Bathroom
<b>Air Conditioning %</b>		<b>Sprinkler</b>	
<b>Railroad Avail/Provider</b>	/	<b>Signage</b>	
<b>Green Verification Program</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Fiduciary	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1094 / 329
<b>Map</b>	000147	<b>Block</b>	00000	<b>Lot</b>	0006
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	\$306,000 / 2017	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>		<b>Land Gains</b>	

DISCLOSURES

<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	Garage, Land/Building, Outbuilding
<b>Comp Only/Type</b>	No /	<b>Items Excluded</b>	Portable generator.
<b>Seasonal</b>	No	<b>Negotiable</b>	
<b>Investment Info</b>		<b>Foreclsd/BankOwnd/REO</b>	No
<b>Covenants</b>		<b>Financing</b>	
<b>Auction</b>	No	<b>Financing-Current</b>	None
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auctn Price Determnd By</b>	
<b>Delayed Showing/Begin Date</b>	N /	<b>Auction Info</b>	

PREPARED BY

Ken Perry - Cell: 603-387-2667

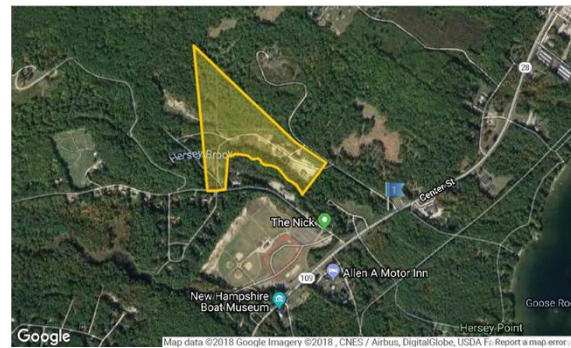
[ken@olderhomesnh.com](mailto:ken@olderhomesnh.com)

K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road  
Wolfeboro NH 03894







Main Office



Main office overlooking garage

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**Prep By:** K A Perry Real Estate, LLC  
Ken Perry

**Listed by:**

Rich Knighton / BHHS Verani Moultonboro





reception area



Back Office1



Back Office2



Office 1/2 bath



Garage Entrance



Shop and Inventory Storage



Extra Heating for 4,00 sq ft work area



Garage Area

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Garage and work area



Foremans office



Formans workspace



Electrical Phone Sytem and Security



Outside Kero and Oil tanks



Kero Tank



Oil Tank

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concrete pad



Security and power



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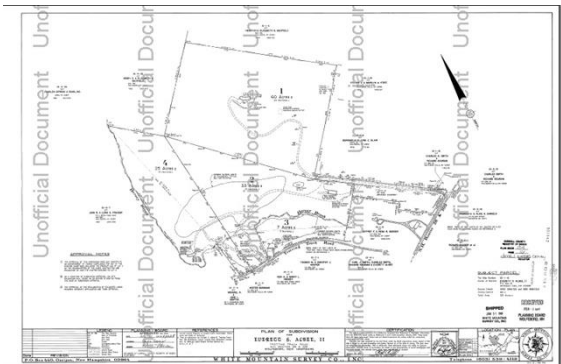
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Garage comode



Survey Land is Tract 2



Side and Front view



Sand Storage Shelter



Water System



45x33 concrete pad



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