

Commercial/Industrial **4207912 Closed** [36 Mill & Libby Streets](#) [Wolfeboro, , New Hampshire 03894](#) **List \$249,900** **Closed \$225,000**



Lease Rate Type:		Lease/List Rate Units:	
Sale/Lease:	Sale	Building Status:	Existing
Sub Property Type:	Retail	Sub Property Type 2:	Multi Family
Lot Acres:	.16	Lot SqFt:	6,970.
Total Bldg Sqft:	5,000	Total Avail Sqft:	5,000
Year Built:	1850	Submarket:	
Tax Year:	2012	Gross Taxes:	\$ 4,408.00
Road Front:	Yes/ 180	Park Spaces:	8
Water Front:		Rail Avail:	
Surveyed:	Unknown	Flood Zone:	Unknown
Zoning:	Comm C1-CBD	Traffic Count:	

Water Body Type: **Water Acc Type:**
Water Body Name: **Current/Land Use:** No **Seasonal:** No

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: Landmark 2 1/2 story building with a large (30' x 50')1st floor retail space; 2 apartments (1 & 2 bedrooms)on 2nd floor and "loft" on 3rd floor. ALSO adjacent apartment building (two 2-bedroom apartments) with separate access and parking. Excellent rental history; most utilities separated out. Beautiful View across open land to peaceful Back Bay. Asking \$99K LESS than Town's (recently-lowered) 2012 Assessment! NOTE: also listed as a Multi-Family @NNEREN #4208011.

Directions:From "the bridge" in Downtown Wolfeboro, go North on North Main Street to 1st Right onto Mill Street (on north side of Back Bay) to 4th & 5th buildings on left... if by foot, about a 3 minute walk!

\$/SqFt:	Divisible SqFt:	Divisible SqFt Min/Max:	Ceiling Ht:
Vacancy:	Floors: 3	# Units: 5	Door Ht:
Docks:	Dock Ht:	Dock Levelers:	Drive/Doors:
Elevators:	Loss Factor: %	Management: \$	CAM:
Insurance: \$3,408	Annual Inc: \$	Annual Exp: \$	Utility Exp: \$
NOI: \$			

Topography:	Railroad Prov:
Phone Co: FairPoint	Power Co: Wolfe Municipal Elec
Cable: MetroCast	Fuel Co:

Foundation: Field Stone , Other	Exterior: Wood / Wood Siding
Parking: 1-10 Spaces	Transport:
Basement: Crawlspace	Misc:
Floors: Carpeted , Wood	Heating/Cool: Other
Roof: Metal	Sale Includes: Land/Building
Financing:	Utilities: Public Sewer , Public Water
Construction: Wood Frame	Location: Central Business District
Type: Historic Building , Retail Condo	Bldg Certific.:
Fuel: Electric , Kerosene , Multi Fuel , Natural Gas	Disability Feat.: One Level Business , Paved Parking

Tax Rate: \$12.64	Assmt: \$348,700.00	Assmt Yr: 2012
Tax Class:	County: Carroll	
Covenant: No	Book/Pg: 1696/ 306	
Recorded Deed: Warranty	Property ID:	Plan/Survey:
Map/Blck/Lot: 217 / 027	Home Energy Rating Index:	Tax ID No. (SPAN# VT):
Project Bldg Name:	Lease Type:	
Invest Info:	Signage: Some	Sprinkler: Other
AC%: %		
Excl Sale:		
Closed Date: 06/07/2013	DOM/DUC: 99 / 64	Foreclosed Bank-Owned REO: No

PREPARED BY



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Thu, Mar 5, 2015 13:36 PM