






<b>Land</b> 4252759 Active		<b>11 Crystal</b> <u>Wakefield, New Hampshire 03872</u>		 (2)	 (4)	L \$105,900 <input type="checkbox"/>
		<b>Type:</b> Commercial <b>Gross Taxes:</b> \$ 1,095.00 <b>Taxes TBD:</b> No <b>Tax Year:</b> 2012 <b>Zoning:</b> Industrial <b>Flood Zone:</b> Unknown <b>Road Frontage:</b> Yes/ 177 <b>Water Frontage:</b> <b>Water Acc Type:</b> <b>Water Body Type:</b> <b>Water Body Name:</b>		<b>Lot Acre:</b> 2.52 <b>Lot SqFt:</b> 109,771.2 <b>Est Open Spc:</b> % <b>Price/Acre:</b> \$ 42,023.81 <b>Permit Num:</b> <b>Pole Num:</b> <b>Easements:</b> Unknown <b>Exposure:</b> East <b>Surveyed:</b> Yes		
<b>Multiple Deeds:</b> No <b>Water Body Restri.:</b> <b>Total # Leases:</b>		<b>Mo. Lease Amt:</b> \$ <b>Current/Land Use:</b> No <b>Total # Lots:</b>		<b>Monthly Assoc.\$:</b> \$42 <b>Surveyed By:</b> LandTech <b>Land Gains:</b>		
<b>Parcel Access ROW:</b>		<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>
<b>Public Rems:</b> Excellent quality Light Industrial/Business site, just off NH Rte 16, f/k/a "The Great East Side Boulevard". Front half of lot is fairly level with predominately Hinckley (gravely loamy sand) Soils. Rear half of lot slopes up to Governor's Road. Expired 2003 State Approved Septic Design was for "16 employees at 20 GPD/employee". Ideal for the business that does not need to pay a premium for a highly-visible presence on busy Rte 16, but is looking for an easily "workable" site that also offers efficient North-South highway access. See also Commercial listing #4239467.						
<b>Directions:</b> Turn at Governor's Road, on W side of Rte 16, 1.5 mile S of Rte 16 x Rte 109 intersection; immediate R into Wakefield Business Park/Crystal Lane; Lot begins 200' in, on L; this Lot also has 202' frontage on Governor's Road; Crystal Lane is an "association-maintained roadway @ \$500/yr.						
<b>Amenities:</b> Cable , Phone		<b>Location:</b> Dead End Street , Major Road Frnt				
<b>Topography:</b> Business District , Level , Sloping						
<b>Current Use:</b> Commercial						
<b>Utilities:</b> Cable-Available , High Spd Internet-Avail , Telephone-Available		<b>Structure:</b> None				
<b>Electric:</b> At Street		<b>Shore Rights:</b>				
<b>Gas:</b> None		<b>Restrictions:</b> Deed , Further Subdivision , Temp Structures				
<b>Roads:</b> Association		<b>Financing:</b>				
<b>Water:</b> On Site Well Needed		<b>Sewer:</b> On Site Septic Needed , Septic Design Available , Soil Test Available				
<b>Permit Status:</b> Local Issued , State Issued		<b>Possession:</b> At Closing , Immediate				
<b>Docs Avail:</b> Covenants , Deed , Septic Design , Soil Data/USDA Map , Survey , Tax Map						
<b>Excl Sale:</b>						
<b>Tax Rate:</b> \$1,195.00		<b>Assmt:</b> \$91,600.00		<b>Assmt Yr:</b> 2012		
<b>Tax Class:</b>						
<b>Covenant:</b> Yes		<b>Source SqFt:</b> Municipal		<b>County:</b> Carroll		
<b>Recorded Deed:</b> Warranty		<b>Book/Pg:</b> 2754/ 642		<b>Plan/Survey:</b>		
<b>Map/Blck/Lot:</b> / /		<b>Property ID:</b>		<b>Tax ID No. (SPAN# VT):</b> 213-011000-000		
<b>Devel/Subdiv:</b> Wakefield Business Park						
<b>District:</b> Wakefield		<b>High Sch:</b> Spaulding High School		<b>Jr./Mid Sch:</b> Paul School		
<b>Elem Sch:</b> Paul+School		<b>Cable:</b> TimeWarner		<b>Power Co:</b> PSNH		
<b>Fuel Co:</b>		<b>Phone Co:</b> FairPoint		<b>Resort:</b> No		
<b>DOM:</b> 579		<b>Foreclosed Bank-Owned REO:</b> No				
<b>PREPARED BY</b>						
 <b>Ken Perry</b> <b>K A Perry Real Estate, LLC</b> <b>188 North Wolfeboro Road</b> <b>Wolfeboro, NH 03894</b> Lister: Ken Perry of K A Perry Real Estate, LLC		<b>Email :</b> ken@OlderHomesNH.com <b>Off. Ph# :</b> (603) 569-1563 <b>Agt. Ph# :</b> (603) 569-1563 ext. <b>Cell Ph# :</b> (603) 387-2667 <b>Fax Ph# :</b> (603) 569-9495				
<a href="http://www.OlderHomesNH.com">www.OlderHomesNH.com</a>		 <a href="http://www.OlderHomesNH.com">www.OlderHomesNH.com</a>				
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L 4252759A 11 CRYSTAL , WAKEFIELD, NH 03872

LP: \$105,900

## Gallery: Images 1 to 4 of 4



North roadside corner



Center of lot, from roadway



Abutter to the North



Abutter to the South

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
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