

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



147 Middle Road

Center Tuftonboro, NH 03816

Exclusively Represented By:

Judy Hernandez

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FOR SALE OFFERING MEMORANDUM

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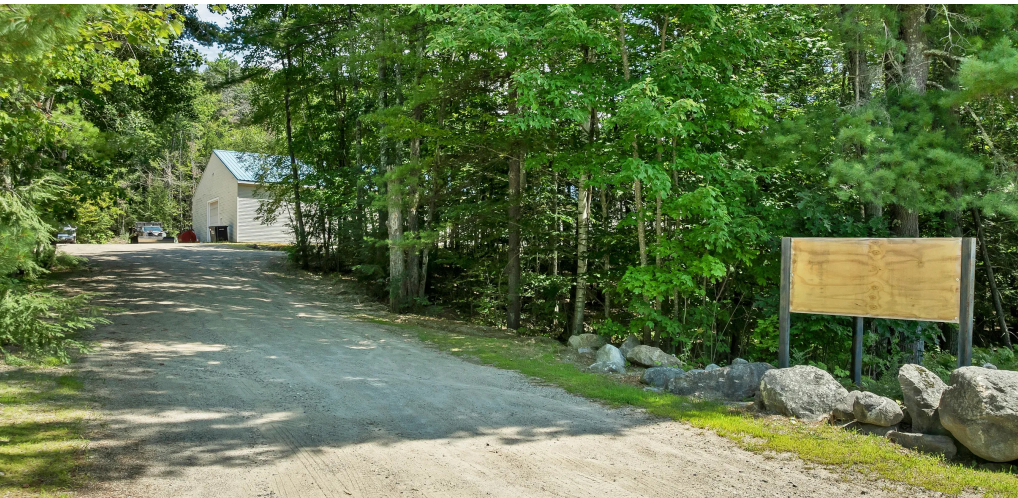
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Property Information

Section 1

Property Description

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Property Description

Offered for sale at \$1,950,000, 147 Middle Road provides an opportunity to acquire an established commercial and industrial warehouse property with approximately 13,074 SF of building area on 3 acres, configured as two separate units with substantial on-site parking and maneuvering capacity. The property has historically accommodated multiple tractor-trailers on site. Currently partially leased, with one unit occupied and the second unit available, the property provides an opportunity for an owner-user, investor, or business seeking a combination of existing income and additional space.

The building features three drive-in bays, including one high/wide drive-in door and two additional standard-size drive-in doors, along with dedicated office areas, kitchen/break-room spaces, bathrooms, and large open areas that provide flexibility for a variety of commercial and warehouse operations. The two-unit configuration offers flexibility for an owner to occupy one unit while leasing the other, lease both units, or utilize the property for a larger business operation.

The property is zoned NHB – Neighborhood Business. Buyers are encouraged to independently verify permitted uses and all zoning requirements with the Town of Tuftonboro. The property is in good overall condition and offers established commercial infrastructure, road frontage signage, convenient drive-in access, and a functional site for a variety of business needs.

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Property Highlights

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Property Highlights

- ±13,074 SF Commercial / Industrial Warehouse
- ±3 Acres Commercial Site
- ±150' of Road Frontage
- Two Separate Units for Flexibility
- Existing Tenant & Available Second Unit
- Three Drive-In Bays, Including One High/Wide Bay
- 3-Phase Electrical Power
- Separate Oil-Fired Forced Hot Air Heating Systems for Each Unit
- Two Furnaces & Two Oil Tanks
- Private Drilled Well
- Private Septic & Leach Field
- Substantial Dirt/Gravel Parking & Vehicle Circulation Around Three Sides of Building
- Established Street & Building Signage
- NHB – Neighborhood Business Zoning
- Route 109A Location Near Wolfeboro
- Owner-User or Investment Opportunity

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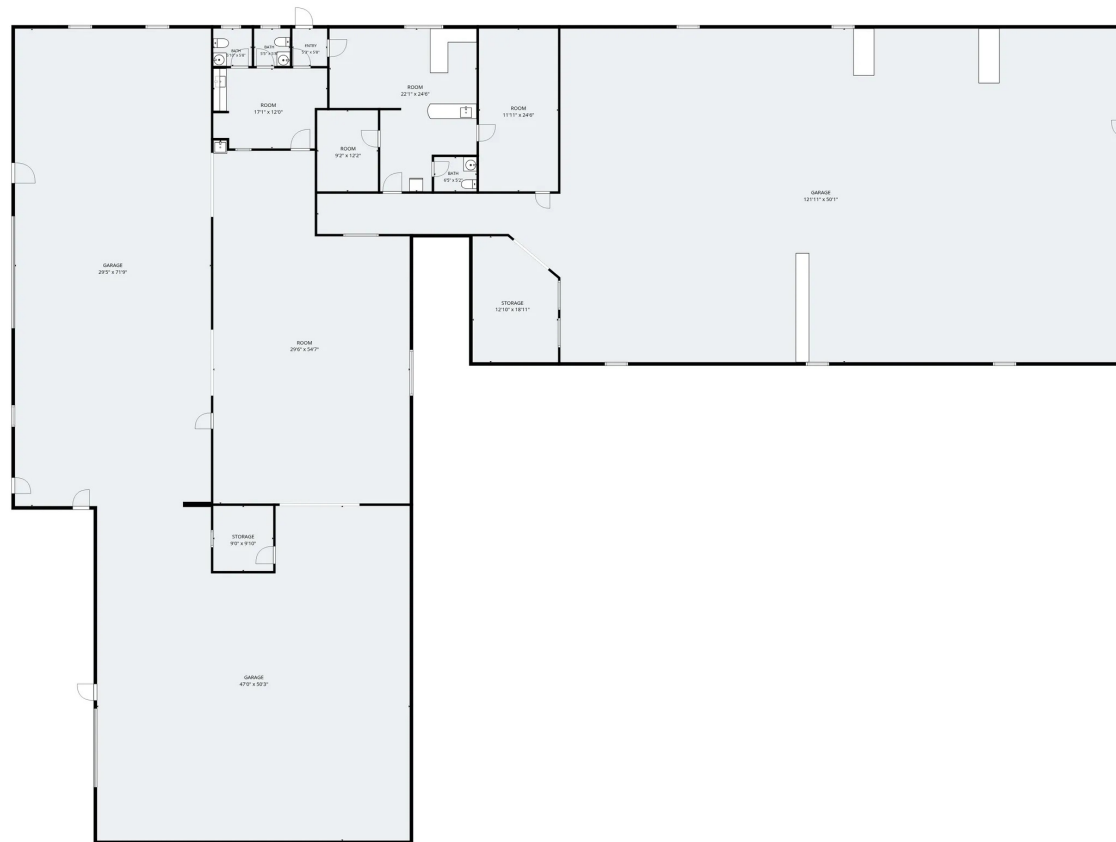
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Floor Plans

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Location Information

Section 2

Location Description

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Location Description

Located on Route 109A (Middle Road), 147 Middle Road is within the established commercial corridor of Center Tuftonboro, where a variety of local businesses and services operate. The property is approximately 13 minutes from downtown Wolfeboro, providing convenient access to one of the Lakes Region's primary year-round commercial and service centers.

Center Tuftonboro's municipal offices, library, school, and other community facilities are located within minutes from the property. Route 109A provides convenient regional access to surrounding Lakes Region communities, with major retail services at the Route 16/Route 25 intersection approximately 17 minutes away.

The property's location offers businesses the opportunity to operate in a lower-density commercial setting while remaining within convenient driving distance of Wolfeboro and other established Lakes Region communities. Manchester-Boston Regional Airport is approximately 1 hour 20 minutes away, while the I-93/Concord area is approximately 1 hour from the property.

With its established Route 109A location, proximity to Wolfeboro, and functional commercial setting, 147 Middle Road offers an attractive opportunity for businesses seeking flexible commercial or warehouse space in New Hampshire's Lakes Region.

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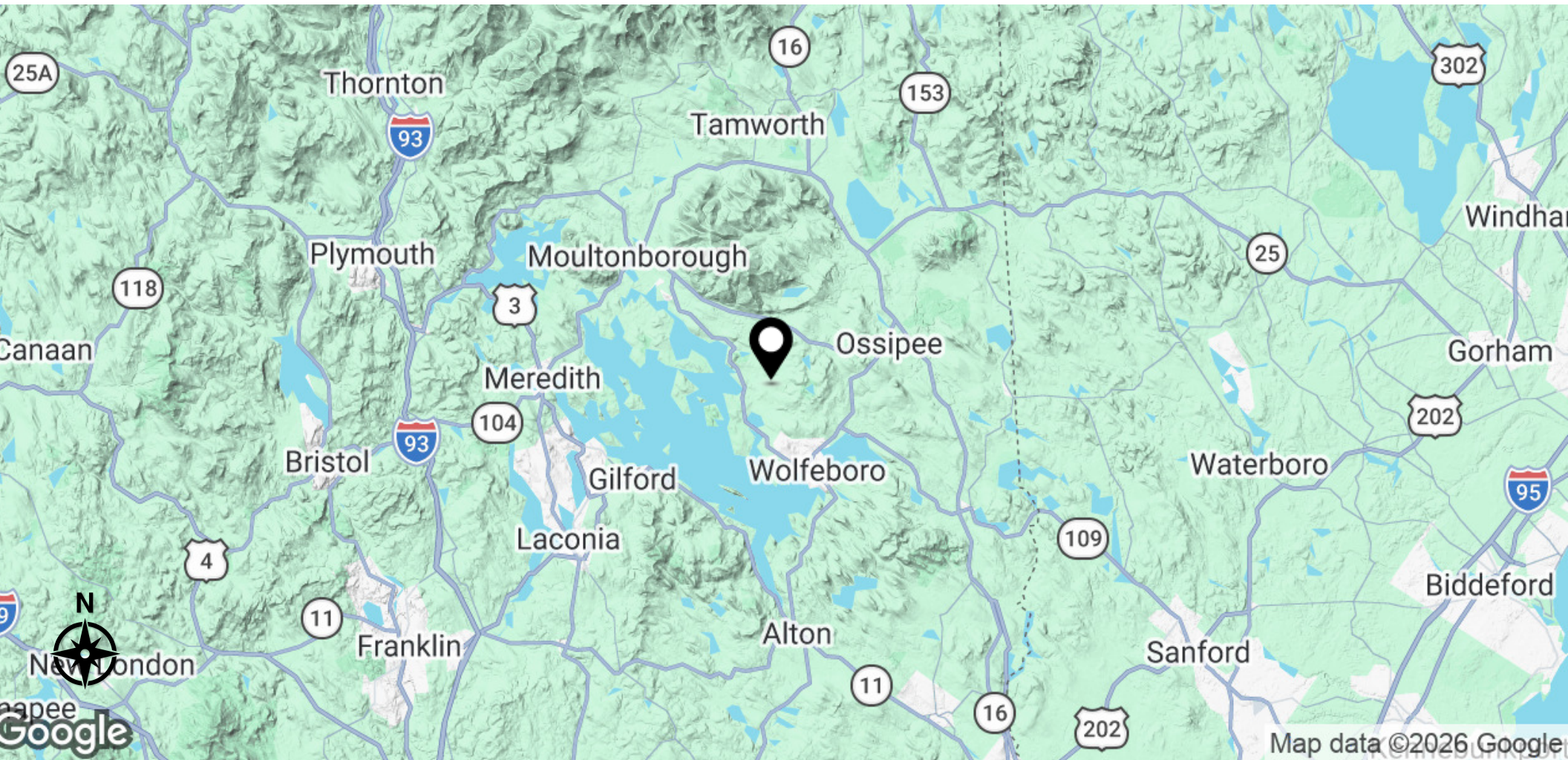
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Regional Map

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Aerial Map

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Demographics

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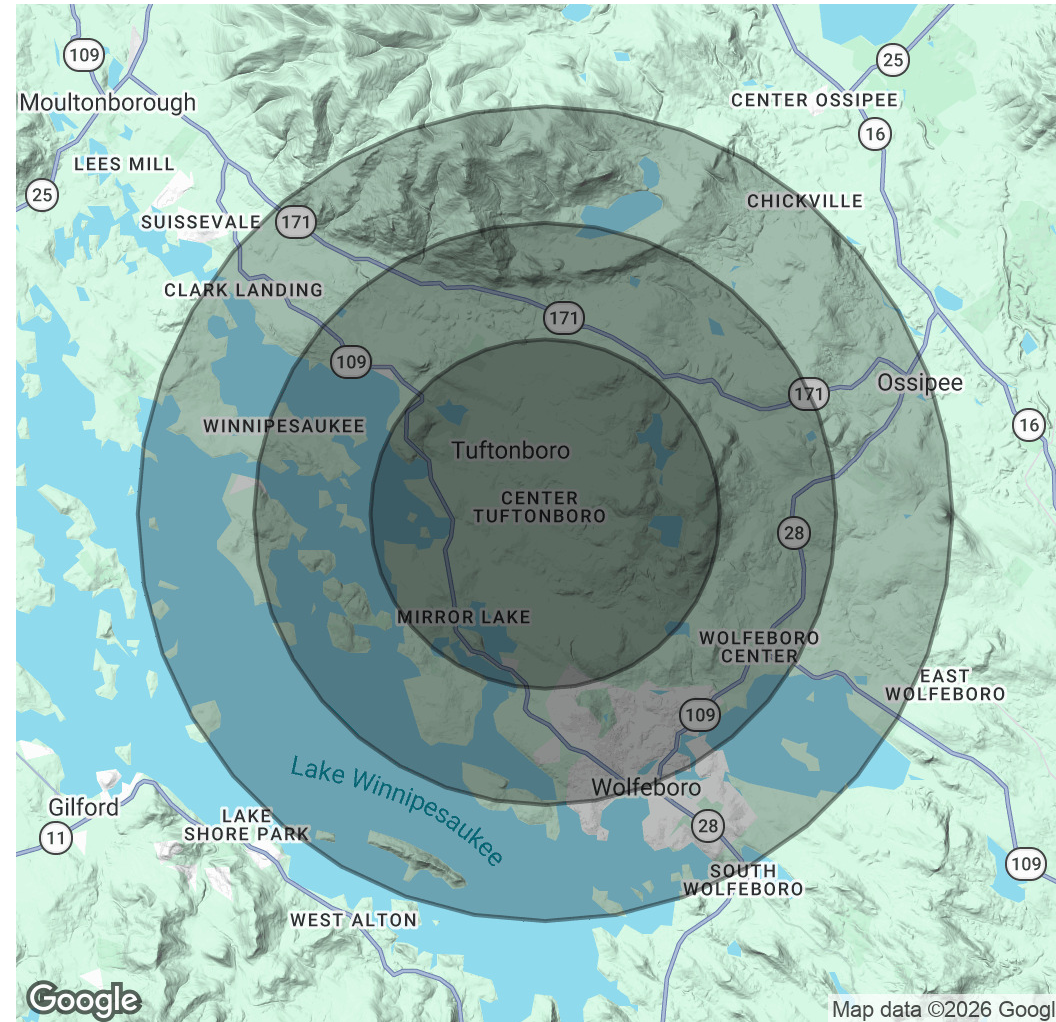
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	2,148	6,176	11,205
Average Age	58.3	56.5	55.7
Average Age (Male)	56.3	54.5	54.5
Average Age (Female)	57.2	55.7	55.5

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	969	2,644	4,753
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$94,932	\$101,944	\$116,767
Average House Value	\$410,751	\$470,450	\$596,184

2023 American Community Survey (ACS)



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Advisor Bios

Section 4

Advisor

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Memberships

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