

# 178 Daniel Webster Highway/US Route 3 Meredith, New Hampshire 03253



RE/MAX Bayside presents this prime commercial location at the traffic circle junction of Routes 3 and 106 in Meredith. Ideal for any office or retail operation. High traffic count, excellent signage, plus a permitted billboard that generates significant income.

The Meredith location offers unsurpassed opportunities as an investment in this very special town at the northeastern end of Lake Winnepesaukee. It is the main intersection for travel north to the White Mountains and east to North Conway and Maine.

**Square Feet: 11,560 Mixed Use**  
**Lot Size: 1.39 Acres**  
**Road Frontage: 301 Feet**  
**Zoning: Central Business District**

Jim Miller, Broker Associate ~ (603) 455-8600 ~ [jimm@remax.net](mailto:jimm@remax.net)

208 Daniel Webster Highway Meredith, NH 03253

(603) 279-0079

604 Main Street Laconia, NH 03246

(603) 527-8200

[www.baysidenh.net](http://www.baysidenh.net) / [www.remaxcommercial.com](http://www.remaxcommercial.com)



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<b>Zoning</b>	<b>Central Business District</b>
<b>Map/Lot</b>	<b>Map S23/Lot 10</b>
<b>Acreage</b>	<b>1.39 Acres</b>
<b>Parking</b>	<b>Ample Paved Parking</b>
<b>Road Frontage</b>	<b>301 Feet</b>
<b>Building Square Footage</b>	<b>11,560 Sq.Ft. Mixed Use</b>
<b>Number of Floors</b>	<b>Two Stories</b>
<b>Roof:</b>	<b>Asphalt Shingle</b>
<b>Construction</b>	<b>Wood Frame</b>
<b>Heat/Air Conditioning</b>	<b>Oil, Gas LP Bottle/Forced Hot Air/50% Air Conditioning</b>
<b>Taxes:</b>	<b>\$7,079.00</b>
<b>Water/Sewer</b>	<b>Public Water/Public Sewer</b>
<b>Foundation</b>	<b>Concrete</b>
<b>Exterior</b>	<b>Board &amp; Batten, Wood</b>
<b>Basement</b>	<b>Concrete Interior Stairs</b>
<b>Year Built</b>	<b>1976</b>
<b>Traffic Count</b>	<b>14,000+- Cars Per Day</b>



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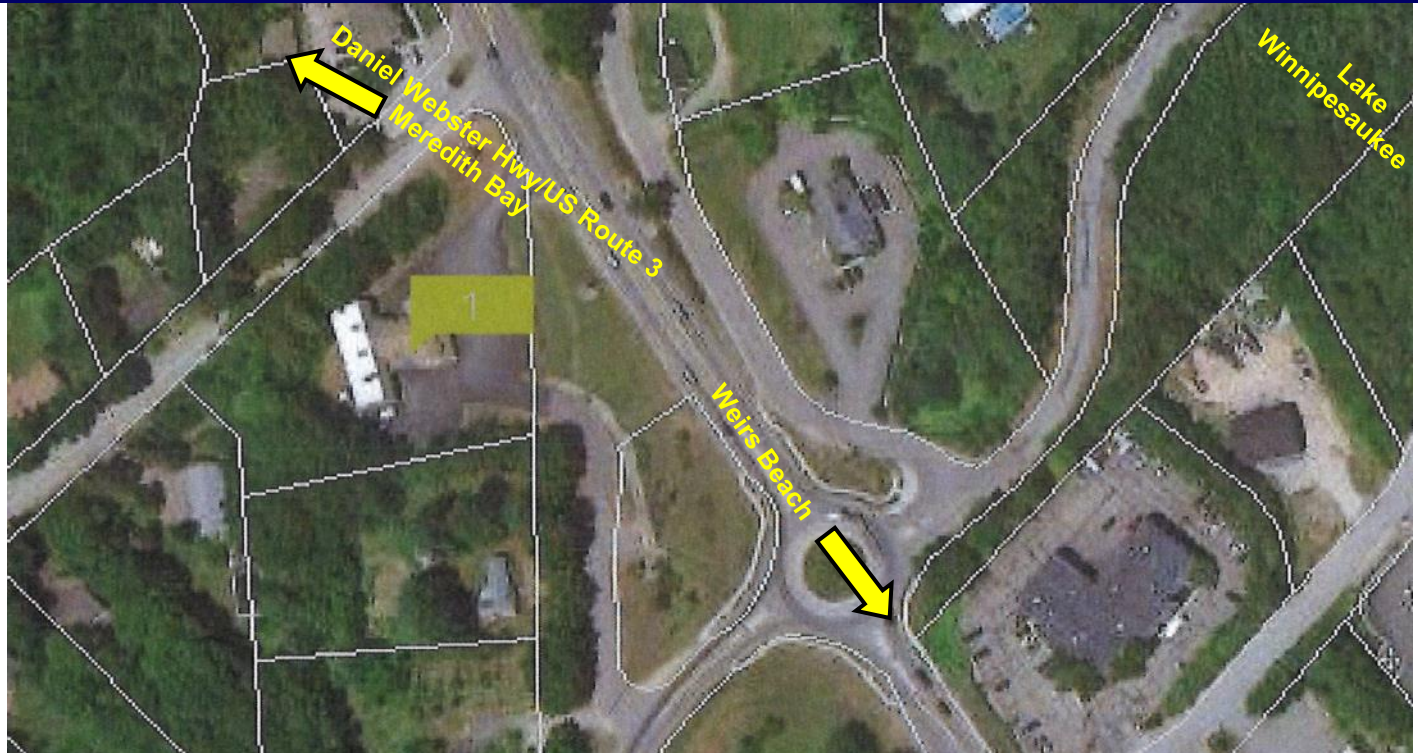


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**NOTICE:** The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified and that the professional advice of an attorney and/or an accountant be sought before executing any contractual agreement.

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## Surrounding Places of Interest

Abenaki Marketing Group  
Adornments & Creative Clothing Co.  
AJ's Bait & Tackle  
Artisan Eyewear  
Aubuchon Hardware  
BarnZ's Meredith Cinema  
Ben & Jerry's Ice Cream  
BootLegger's Footwear Center  
Camp Restaurant  
Case-n-Keg  
Chic & Antique  
Church Landing Inn and Spa  
Circle K  
Comstock Industries  
Country Carriage  
Dade Sales & Marketing Consultation  
Dunkin' Donuts  
48 Main Café & Creperie  
Frog Rock Tavern  
George's Diner  
Good Foods Conspiracy  
Great Northern Trading Co.  
Guiseppe's Pizzeria & Ristorante  
Harts Turkey Farm Restaurant  
Emery & Garrett Groundwater  
Friedman & Bresaw, PLLC  
Hermit Woods Winery & Deli  
Innisfree Bookshop

Jason Drouin Custom Homes  
Laconia Harley Davidson  
Lago Italian Restaurant  
Lake Effect Clothing  
Lakehouse Grille  
Lakes Region Nutrition Center  
League of NH Craftsmen  
Lee's Candy Kitchen  
Lovering Volvo  
Attorney Lee W. Mattson  
Meredith Bay Furniture Company  
Meredith Chamber of Commerce  
Meredith Village Savings Bank  
Meredith Woods Camping Area  
Mill Falls Marketplace  
Oak Hill Golf Course  
Ocean State Job Lots  
Picnic Rock Farms  
Robich Marine Supply Store  
Sageberry Candle Company  
Simply Beadn Around  
Sub Crazy  
Sunshine & Pa's Restaurant  
Surfside Burger Bar  
Tamarack Restaurant  
Town Docks Restaurant  
US Cellular  
Waukevan Highlands Community Park

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## **178 Daniel Webster Highway**

### **Pro-forma**

<b><u>Rental Income</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
First Floor (2,600 s.f.) plus basement (1,560 s.f.)	\$4,550	\$54,600
Warehouse (4,100 s.f.)	\$1,710	\$20,520
Second Floor	\$1,600	\$19,200
Sign (Actual)	<u>\$2,235</u>	<u>\$26,820</u>
<b>Total Income</b>	\$10,095	\$121,140
<b><u>Expenses</u></b>		
RE Taxes	\$ 590	\$7,080
Insurance	\$ 167	\$2,500
Water & Sewer	\$ 25	\$ 300
Common Electric	\$ 100	\$1,200
Snow Removal & Lawn	\$ 300	\$3,600
Vacancy	\$ 450	\$5,400
Repairs and Maintenance	\$ 250	\$3,000
Misc.	<u>\$ 300</u>	<u>\$3,600</u>
<b>Total Expenses</b>	\$2,182	\$26,680

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