

For Sale
\$625,000

**226 Intervale Road/
NH Route 11B
Gilford, NH 03249**



Year Built: 1790
Building Sizes: 3,794+/- Square Feet
No. of Units: 4
Three Bedroom Units: 2
One Bedroom Units: 2
Additional Three Car Garage Houses an In-home Business
Lot Size: 4.3+- Acres
Utilities: Generator Ready/Drilled Well/Private Sewer
Road Frontage: 468+/- Feet



Offered By:

**604 Main Street
Laconia, NH 03246
Office: 603-528-3388**



**Bob Gunter
Broker Associate
Cell: 603-387-8664
Bobgunter@remax.net**

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.

226 Intervale Road/NH Route 11B, Gilford, NH

This is a fantastic opportunity to invest in the Lakes Region! This roomy updated 1700s Colonial currently houses 4 residential units and an in-home business which the owners have successfully run for many years. The location is ideal with 4.3 level acres across from Beans and Greens - a popular farm stand. The house includes almost 4,000 square feet of space with a 700+ - square foot heated garage. It's minutes from Lake Winnepesaukee, Bank of NH Pavilion, Weirs Beach, Gunstock Recreation Area and offers so many investment options. The residence has a total of 8 bedrooms and 5 baths which can easily be configured to accommodate different living arrangements. The main level has a large living unit with 3 bedrooms, 2 baths, and a private deck. The second level has a 3 bedroom apartment which could easily be added to the main unit. There are 2 additional 1 bedroom, first floor units in an attached ell. The 3-car garage accommodates the owners in-home business. Zoning will allow for numerous commercial and residential uses including a bed & breakfast, Air B&B, agricultural uses, storage, home occupation and more. Additional features include solar panels for reduced energy costs, beamed ceilings, fully applianced rental units, gorgeous landscaping, 2+ acres of fields and unsurpassed exposure and road access for your in-home business.



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Property Information

SITE DATA	
Zoning	Limited Residential
Traffic Count	2,400+/- Cars Per Day
Elevators	0
Loading Docks/Doors	0
Site Status	Available

SERVICE DATA	
Heat	Oil
Electrical	Circuit Breakers
Water/Well	Drilled Well
Sewer/Septic	Septic
Sprinkler	

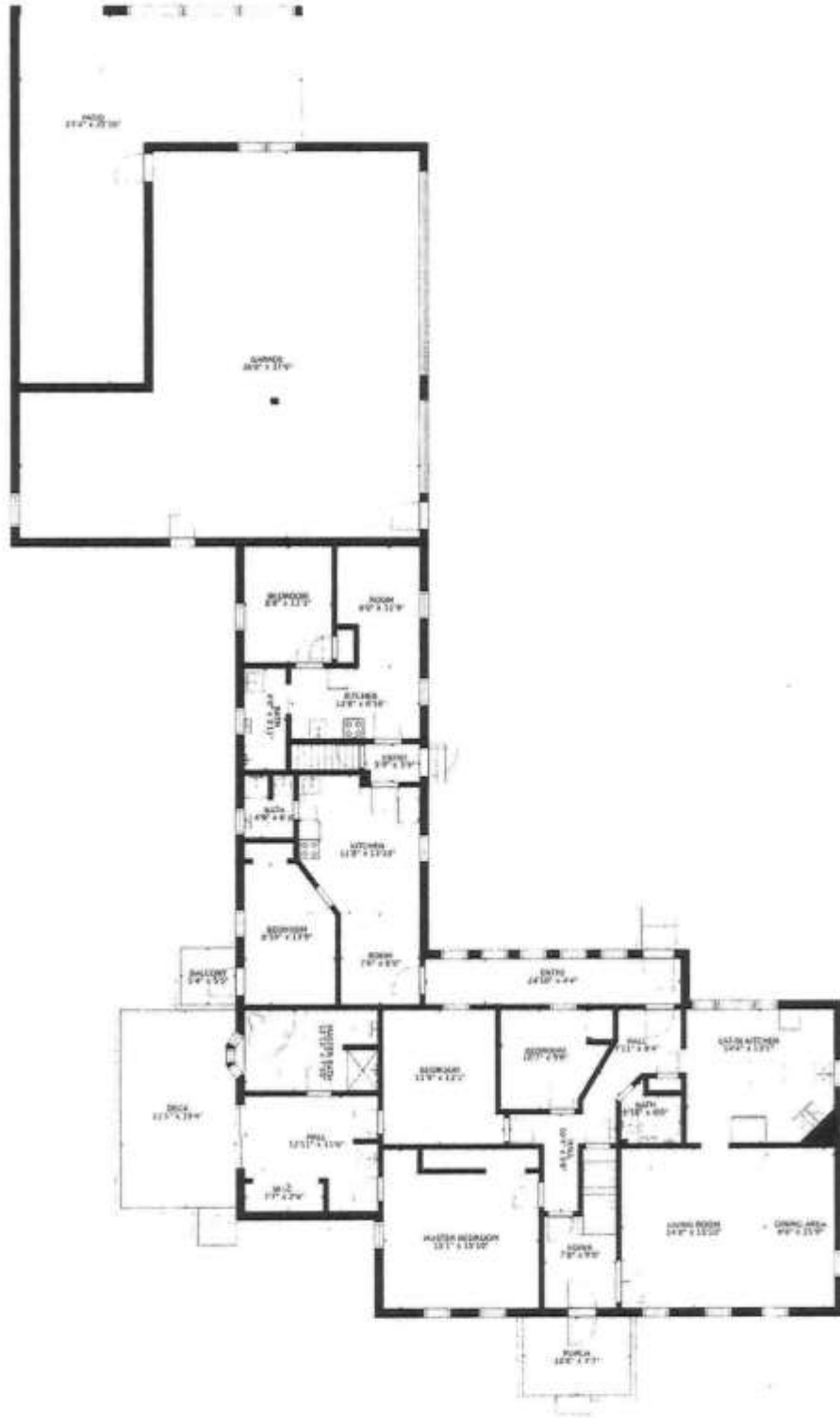
TAX DATA	
Taxes	\$6,940.00
Tax Year	2020
Tax Map/Lot No.	Map 224/Lot 036
Current Tax Rate/1000	\$15.03
Land Assessment	n/a
Building Assessment	n/a
Total Assessed Value	n/a

PROPERTY DATA	
Lot Size	4.3 +/- Acres
Frontage	468+/- Feet Road Frontage
Parking Spaces	15—20 +/- Spaces
Building Square Footage	3,794+/- Square Feet
Number of Units	4 Residential Units, 1 Commercial Unit
Number of Floors	2

CONSTRUCTION	
Exterior	Clapboard/Solar Panels
Roof Type/Age	Metal, Shingle
Foundation	Brick/Granite/Stone
Insulation	Yes
Year Built	1790

OTHER DATA	
Book & Page	2340/72

First Floor Plan

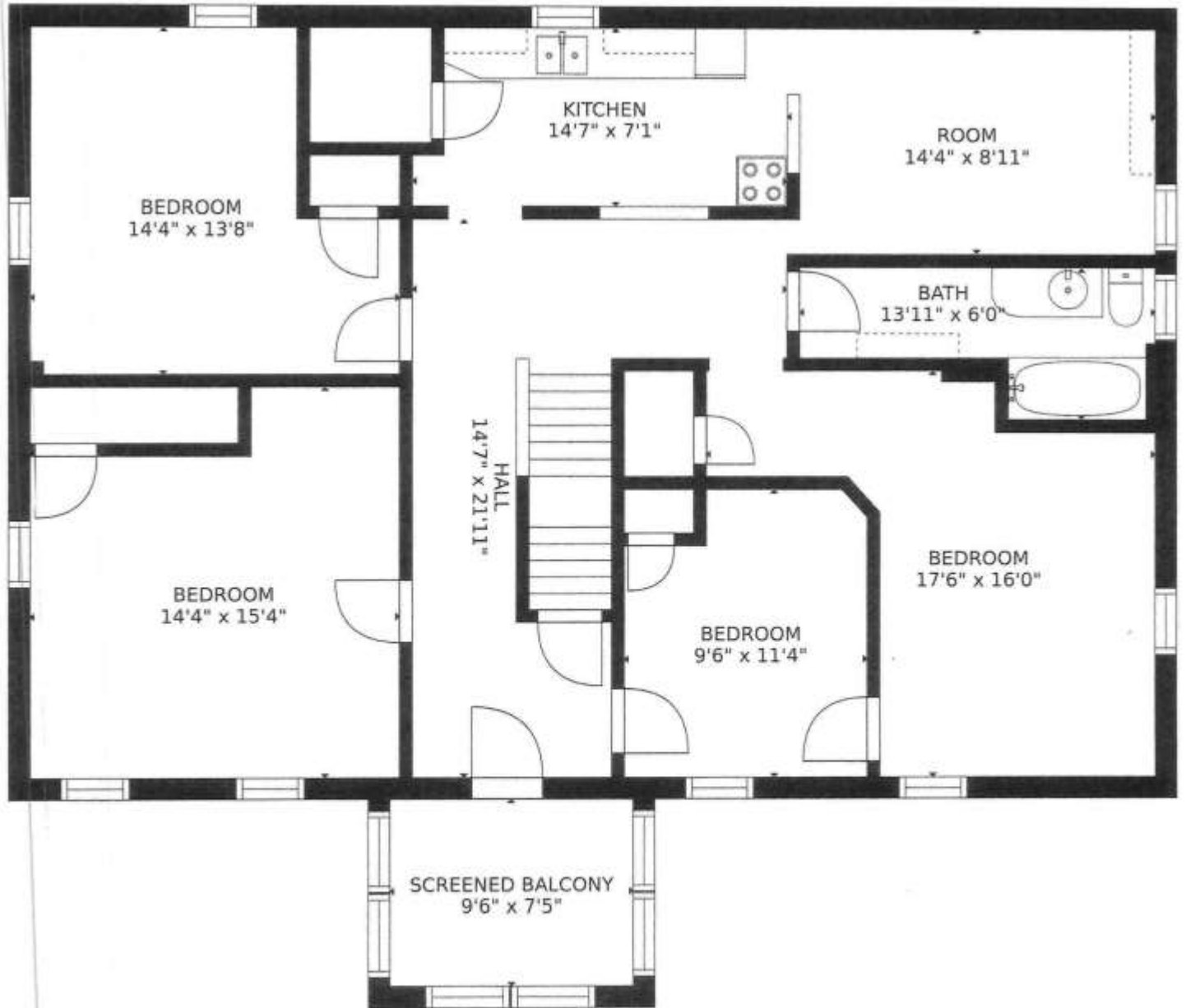


GROSS INTERNAL AREA
 FLOOR 1: 2108 sq. ft, FLOOR 2: 2444 sq. ft
 FLOOR 3: 1287 sq. ft, FLOOR 4: 1290 sq. ft
 EXCLUDED AREAS: , BALCONY: 29 sq. ft
 DECK: 214 sq. ft, PATIO: 624 sq. ft
 PORCH: 80 sq. ft, GARAGE: 1161 sq. ft
 TOTAL: 7129 sq. ft

SIZE AND DIMENSIONS ARE APPROXIMATE. ALL DATA MAY VARY.

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Second Floor Plan



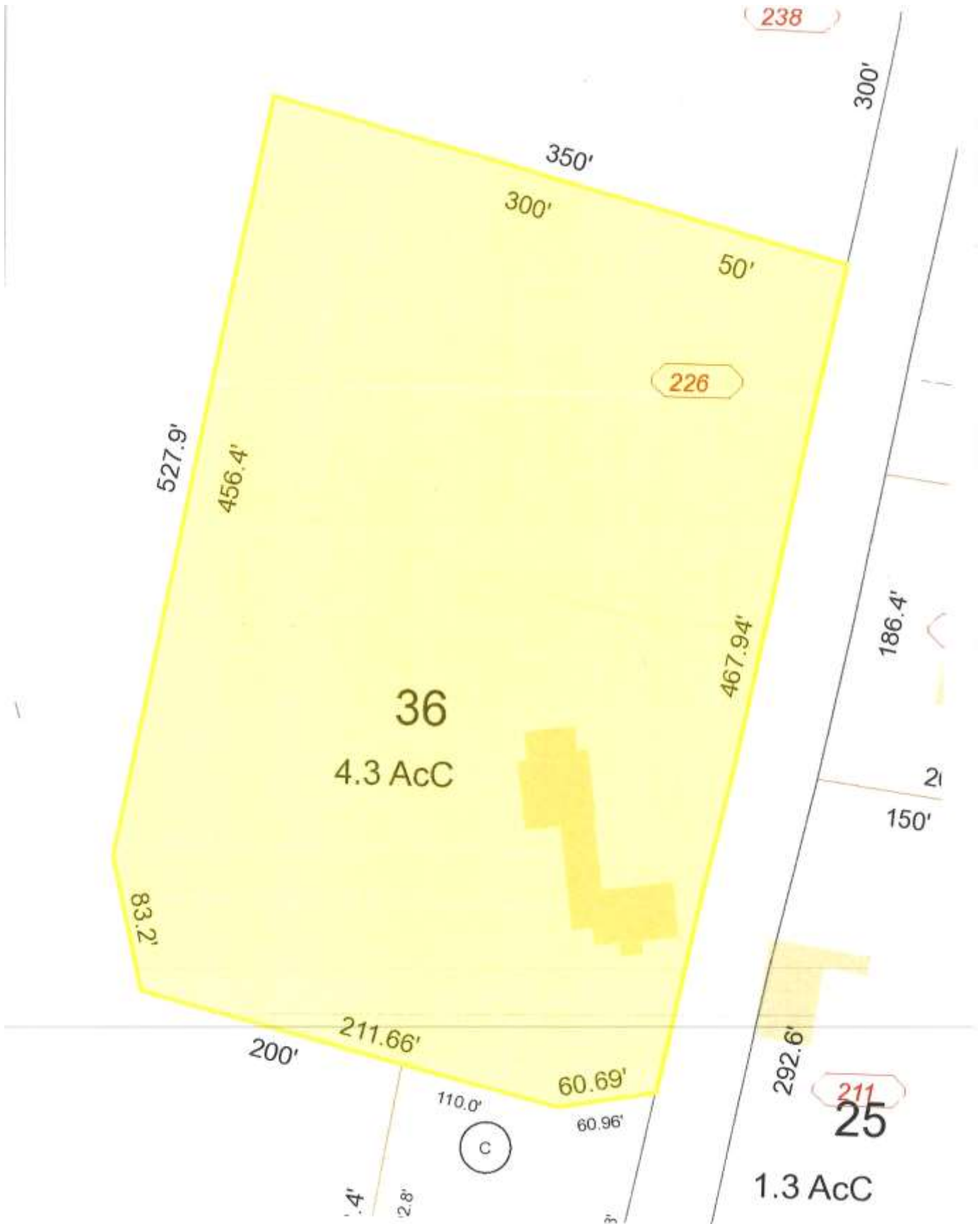
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Aerial Map



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Tax Map



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Permitted Uses

ARTICLE 4. PERMITTED USES AND REGULATIONS

- §4.1 Open Space Uses
- §4.2 Residential Uses
- §4.3 Commercial Uses
- §4.4 Industrial Uses
- §4.5 Institutional Uses
- §4.6 Accessory Uses
- §4.7 Description of Permitted Uses

Land, buildings and other structures may be used as set forth in this Article. Only the uses listed below are intended to be allowed in the Town.

More than one (1) use shall be permitted on a single lot if:

- (1) Each use individually is permitted in the zone (special exceptions must be obtained where required);
- (2) The required parking for each use is provided;
- (3) All other requirements for each use are met. In the event that such requirements differ for different uses, the more restrictive requirements shall apply; and
- (4) In the RC zone, combining a two-family residence or multi-family development with any other use on one (1) lot shall require a special exception.

A “Y” indicates the use is a permitted use. An “E” indicates the use is permitted upon approval of a special exception granted by the Board of Adjustment in accordance with the provisions of Article 11, “Special Exceptions”. An “N” indicates the use is not permitted; however, a non-permitted use may be permitted by variance (see Article 12, “Variances”). A “C” indicates that the use is permitted with the issuance of a conditional use permit granted by the Planning Board in accordance with the provisions of Article 21, “Conditional Use Permits”.

(Amended 03/09/10, War. Art. 7)

Table 1 – Chart of Uses

<u>Commercial Zones</u>		<u>Industrial Zones</u>		<u>Residential Zones</u>		
PC	Professional Commercial	I	Industrial	NRR	Natural Resource Residential	
RC	Resort Commercial			SFR	Single Family Residential	
C	Commercial			LR	Limited Residential	
				IR	Island Residential	

4.1 Open Space Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.1.1	Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
4.1.2	Conservation	Y	Y	Y	Y	Y	Y	Y	Y
4.1.3	Forestry	Y	Y	Y	Y	Y	Y	Y	Y
4.1.4	Parking Facility	N	N	N	N	Y	Y	Y	Y
4.1.5	Sand, Gravel Removal	E	N	E	N	N	N	N	E
4.1.6	Agritourism	Y	Y	Y	N	Y	Y	Y	Y

(Amended 03/08/16, War. Art. 8)

Permitted Uses

4.2 Residential Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.2.1	Boarding House	E	E	E	N	N	Y	N	N
4.2.2	Cluster Development	E	E	E	N	N	E	N	N
4.2.3	Manufactured Housing Park	Y	N	Y	N	N	N	N	N
4.2.4	Manufactured Housing Subdivision	Y	N	Y	N	N	N	N	N
4.2.5	Planned Unit Development	N	N	E	N	N	E	N	N
4.2.6	Single-Family Residence	Y	Y	Y	Y	E	Y	N	N
4.2.7	Two-Family Residence	Y	E	Y	E	E	Y	N	N
4.2.8	Multi-Family Development	N	N	E	N	N	E	N	N
4.2.9	Dormitory	N	N	N	N	E	E	E	N
4.2.10	Senior Housing	N	E	E	N	E	E	N	N

4.3 Commercial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.3.1	Amusements, Indoor	N	N	N	N	N	Y	Y	E
4.3.2	Amusements, Outdoor	N	N	N	N	N	E	E	N
4.3.3	Auto & Marine Light Repair Shop	N	N	N	N	N	Y	Y	Y
4.3.4	Bed & Breakfast	E	E	E	N	E	Y	Y	N
4.3.5	Business Office	N	N	N	N	Y	Y	Y	Y
4.3.6	Campground	N	N	N	N	N	Y	E	N
4.3.7	Commercial Storage Facility	N	N	N	N	Y	Y	Y	Y
4.3.8	Fuel Dispensing Station	N	N	N	N	E	E	Y	E
4.3.9	Funeral Home	N	N	N	N	Y	Y	Y	N
4.3.10	Greenhouse	E	N	E	N	E	Y	Y	Y
4.3.11	Lumber Yard	E	N	N	N	N	N	Y	Y
4.3.12	Marina	N	N	N	N	N	Y	N	N
4.3.13	Medical Center	N	N	N	N	Y	Y	Y	Y
4.3.14.a.	Motel/Hotel	N	N	N	N	Y	Y	Y	E
4.3.14.b.	Cottage Colony/Seasonal Occupancy	Y	E	Y	N	N	Y	Y	N
4.3.15	Outdoor Recreation	E	E	E	N	N	Y	E	E
4.3.16	Personal Service Shop	N	N	N	N	Y	Y	Y	E
4.3.17	Theater	N	N	N	N	Y	Y	Y	N
4.3.18	Radio & TV Tower	E	N	E	N	Y	E	Y	Y
4.3.19	Repair Shop	N	N	N	N	E	E	Y	Y
4.3.20	Restaurant, Public Assembly	N	N	N	N	Y	Y	Y	Y
4.3.21	Restaurant, Drive-in	N	N	N	N	N	E	Y	N
4.3.22	Retail Store	N	N	N	N	Y	Y	Y	E
4.3.23	Salesroom	N	N	N	N	N	E	Y	E
4.3.24	Vending	N	N	N	N	N	Y	Y	Y
4.3.25	Veterinary Hospital	E	N	N	N	E	E	Y	Y

(Amended 03/10/09, War. Art. 5; 03/11/14, War. Art. 7)