

For Sale
\$579,000

5 Sargent Place Gilford, NH 03249



***Year Built:** 1920*
***Building Sizes:** 3,500+/- Square Feet*
***No. of Units:** 6*
***Two Bedroom Units:** 2*
***Three Bedroom Units:** 1*
***Lot Size:** 0.57+- Acre*
***Utilities:** Oil/Public Water/Public Sewer*

Offered By:



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



**Randy Annis
Broker Associate
Cell: 603-455-9318
randyannis@remax.net**

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5 Sargent Place, Gilford, NH

This investment property offers a unique opportunity to own a lucrative commercial property in the heart of activity by Lake Winnepesaukee in New Hampshire's Lakes Region. The property includes 6 detached rental units. There are two stick built residential units, 1 manufactured home, 1 manufactured home needing rehab, and 2 manufactured home rental sites occupied by homes owned by individuals. Enjoy a yearly gross income of over \$62,000. The property is on municipal sewer. Neighbors include Walmart, Lowes Home Improvement, Wendy's, TD Bank North, Hannaford Supermarket, Pet Smart, Home Goods, Shaw's, TJ Maxx, Papa Gino's, Meredith Village Savings Bank, CVS Pharmacy and many additional businesses.



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5 Sargent Place, Gilford, NH



Property Details

<u>SITE DATA</u>	
Zoning	Commercial
Traffic Count	12,000+/- Cars Per Day
Elevators	0
Loading Docks/Doors	0
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Oil
Electrical	
Water/Well	Drilled Well
Sewer/Septic	Public Sewer
Sprinkler	

<u>TAX DATA</u>	
Taxes	\$3,664.00
Tax Year	2020
Tax Map/Lot No.	Map 201/Lot 12
Current Tax Rate/1000	\$15.03
Land Assessment	n/a
Building Assessment	n/a
Total Assessed Value	n/a

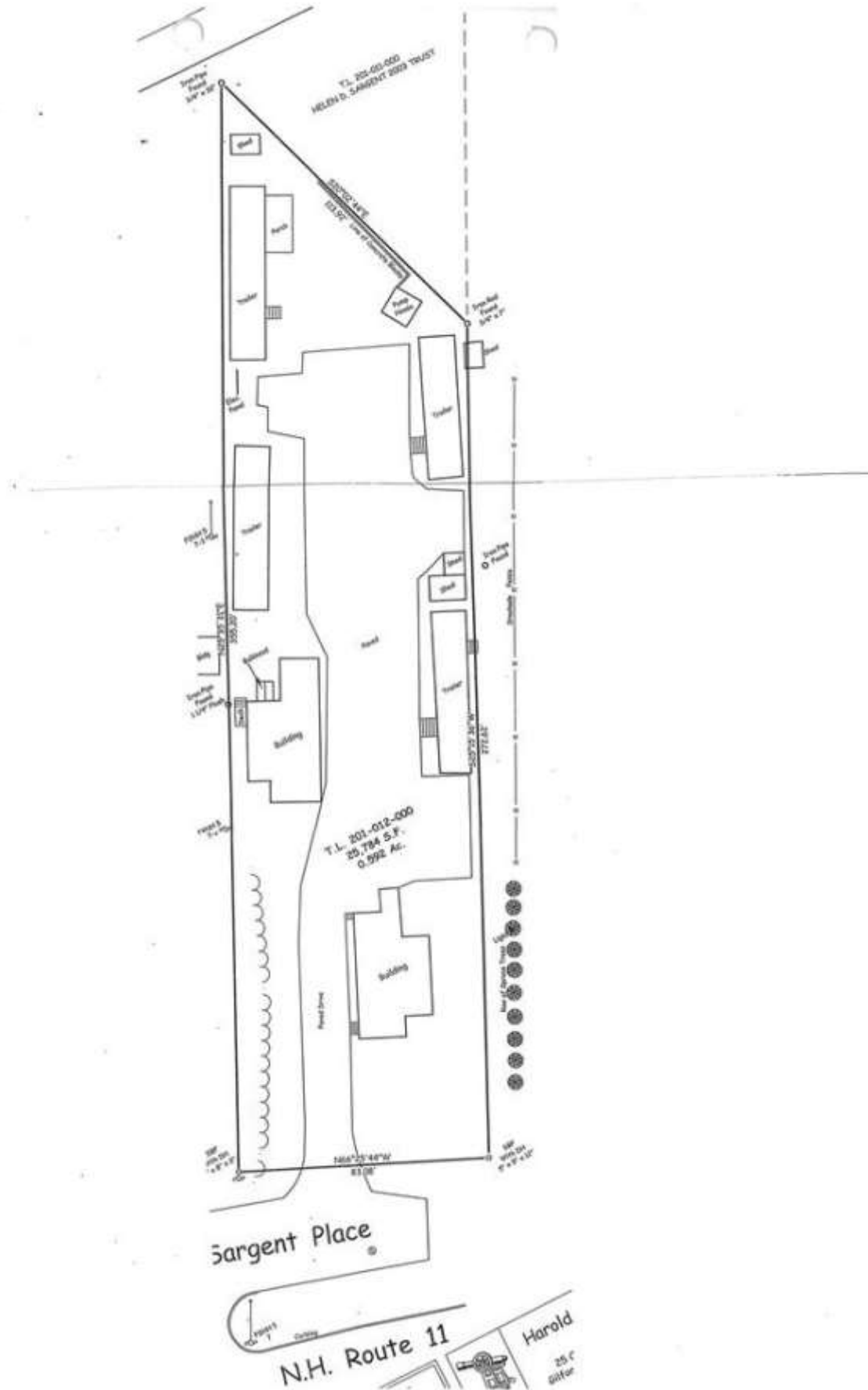
<u>PROPERTY DATA</u>	
Lot Size	0.57 +/- Acres
Frontage	83+/- Feet Road Frontage
Parking Spaces	15—20 +- Spaces
Building Square Footage	3,500+/- Square Feet
Number of Units	6
Number of Floors	2

<u>CONSTRUCTION</u>	
Exterior	Aluminum, Clapboard, Composition, Masonite, Shakes, Vertical, Wood
Roof Type/Age	Membrane, Metal, Shingle-Asphalt
Foundation	Concrete, Pier/Column, Post/Piers
Insulation	Yes
Year Built	1920/Various

<u>OTHER DATA</u>	
Book & Page	2340/72

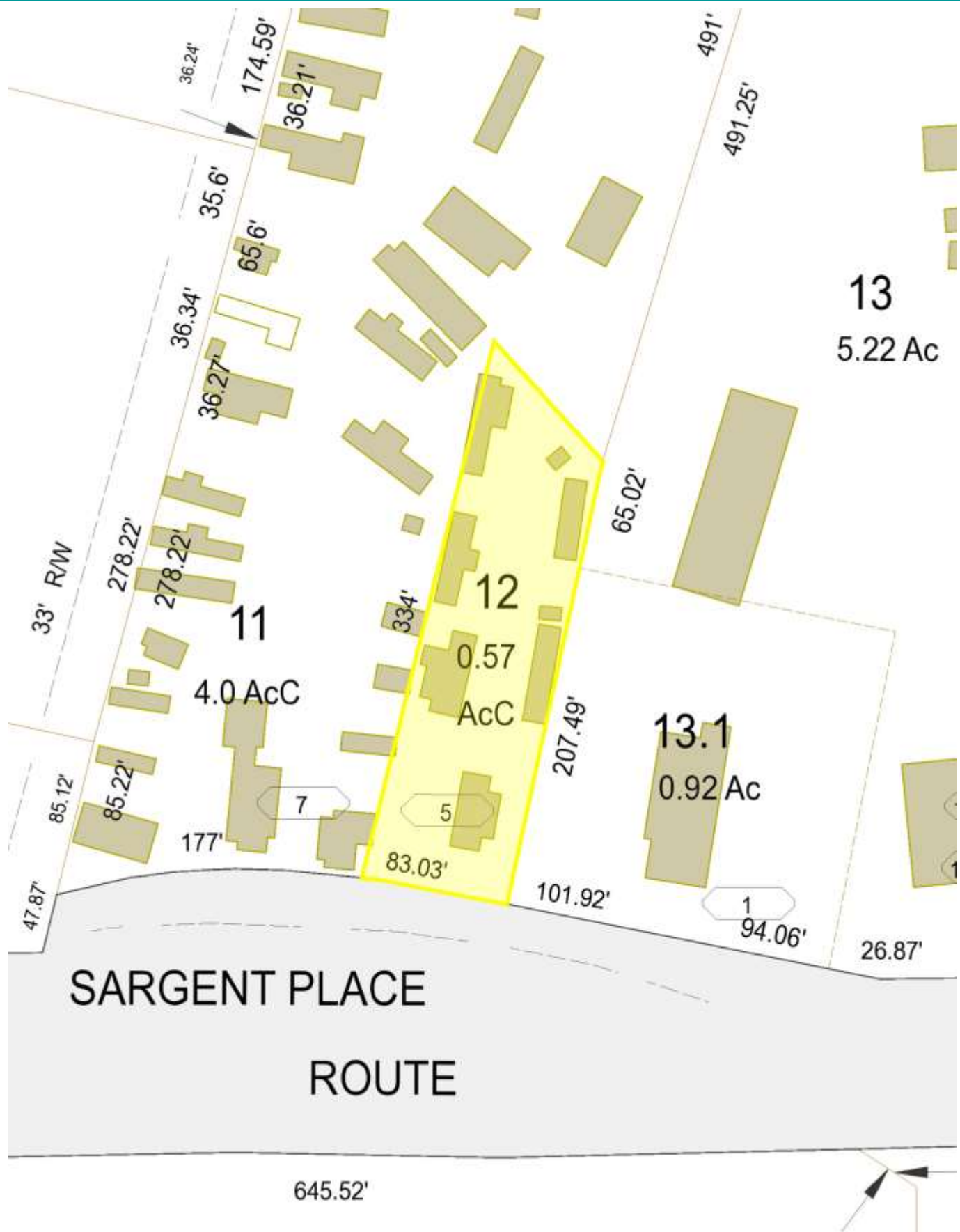
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Plot Plan



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Tax Map



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Locator Map



Income and Expenses

		Monthly	Annual	
Income				
Gross Rental Income 2 story		1,575	18,900	
Gross Rental Income Ranch		1,250	15,000	
Site Rental (2)		1,080	16,400	
White MH		950	11,400	
Storage Unit		300	3,600	
Vacancy Rate	5.00%	(258)	(3,093)	
		4,897	62,207	
Operating Expenses				
Water/Sewer		64	772	
Insurance		100	1,200	
Oil		294	3,529	
Electricity		25	300	
Maintenance		60	720	
Plowing/landscaping		100	1,200	
Taxes		315	3,780	
Management Fee		-	-	
Total expenses		958	11,501	
Net income before principal and interest		3,939	50,706	
Debt Service		2,346	28,152	
Cash Flow after Debt Service		1,593	22,554	
Cap Rate	8.00%		633,825	Capitalized value
Purchase Price		579,000		
Down Payment	20%	(115,800)		
Net Financed		463,200		
Interest Rate	6%			
Loan term (years)	30			
Monthly Payment	\$2,346.00			
Yearly Payment	\$ 28,152.00			

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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
4.1.1	Agriculture	Y	Y	Y	Y	Y	Y	Y
4.1.2	Conservation	Y	Y	Y	Y	Y	Y	Y
4.1.3	Forestry	Y	Y	Y	Y	Y	Y	Y
4.1.4	Parking Facility	N	N	N	N	Y	Y	Y
4.1.5	Sand, Gravel Removal	E	N	E	N	N	N	N

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	N	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	E	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)

4.4 Industrial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.4.1	Warehouse or Wholesale Marketing	N	N	N	N	N	N	E	Y
4.4.2.a.	Industrial Uses, Medium	N	N	N	N	N	N	N	E
4.4.2.b.	Industrial Uses, Light	N	N	N	N	N	N	N	Y
4.4.3	Construction Yard	N	N	N	N	N	N	E	Y
4.4.4	Auto, Marine & Truck Repair Garage	N	N	N	N	N	N	E	Y
4.4.5	[Reserved]								
4.4.6	Airport – Public	N	N	N	N	N	N	N	E
4.4.7	Boat Storage	N	N	N	N	N	E	E	Y

(Amended 03/14/06, War. Art. 10)

4.5 Institutional Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.5.1.a.	Cemetery	E	N	E	N	N	E	N	N
4.5.1.b.	Burial Ground	E	E	E	E	N	N	N	N
4.5.2	Church	N	N	E	N	Y	E	E	N
4.5.3	Club	E	N	N	N	Y	Y	E	N
4.5.4	Hospital	N	N	N	N	E	E	E	N
4.5.5	Nursery/Daycare	E	E	E	N	E	E	E	E
4.5.6	School	N	N	E	N	E	E	E	E
4.5.7	Library	N	N	E	N	E	E	N	N
4.5.8	Museum	N	N	E	N	E	E	E	N

4.6 Accessory Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.6.1	Airport – Private	N	N	N	N	N	N	N	E
4.6.2	Accessory Services	N	N	N	N	N	N	Y	Y
4.6.3	Accessory Building	Y	Y	Y	Y	Y	Y	Y	Y
4.6.4	Boat Slip Rental	N	Y	N	Y	N	Y	N	N
4.6.5	Home Occupation	Y	Y	Y	N	Y	Y	Y	Y
4.6.6	Outdoor Storage	Y	Y	Y	Y	E	E	E	Y
4.6.7	[Reserved]								
4.6.8	Stables & Kennels	E	N	E	N	N	E	N	N
4.6.9	Swimming Pool	Y	Y	Y	N	Y	Y	Y	Y
4.6.10	Yard Sale	Y	Y	Y	N	Y	Y	Y	Y
4.6.11	Outdoor Display	N	N	N	N	E	E	Y	Y
4.6.12	Family Apartment	Y	Y	Y	Y	Y	Y	N	N
4.6.13	Special Events, Outdoor	Y	Y	Y	N	Y	Y	Y	Y
4.6.14	Drive-Through Window	N	N	N	N	E	E	E	E
4.6.15	Home Office	Y	Y	Y	Y	Y	Y	Y	Y
4.6.16	Airplane Hangar	N	N	N	N	N	N	N	Y
4.6.17	Accessory Apartment	Y	Y	Y	N	N	N	N	N
4.6.18	Large Commercial Vehicle Parking	E	E	E	N	Y	Y	Y	Y

(Amended 03/08/11, War. Art. 2; 03/13/12, War. Arts. 2,4,6)

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