

RETAIL FOR SALE

JOHNSON PAINT & WALLPAPER

9 Grove St., Wolfeboro Falls, NH 03896



OFFERING SUMMARY

SALE PRICE:	\$729,000
LOT SIZE:	0.19 Acres
BUILDING SIZE:	11,860
ZONING:	COM

PROPERTY OVERVIEW

This affluent community is serviced by many businesses like the Johnson Paint & Wallpaper Store. This well built 2 story commercial property has been a community staple for 30+ years. Located in downtown Wolfeboro, this bustling seasonal community has tremendous opportunity to continue to grow. The owners are looking to sell the business as well as the real estate & inventory. This site has parking with an unfinished 2nd floor and a full basement with plenty of room for storage as well as 2 stairways for access to customers. Built by high end contractor, this building has high end finishes and excellent materials. To build a similar type property would easily cost over \$1,000,000.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
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NH #071469

DAVE GARVEY
Managing Director
O: 603.610.8523
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NH #004637

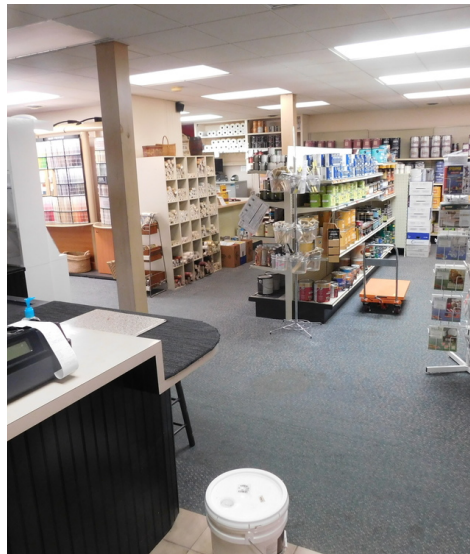
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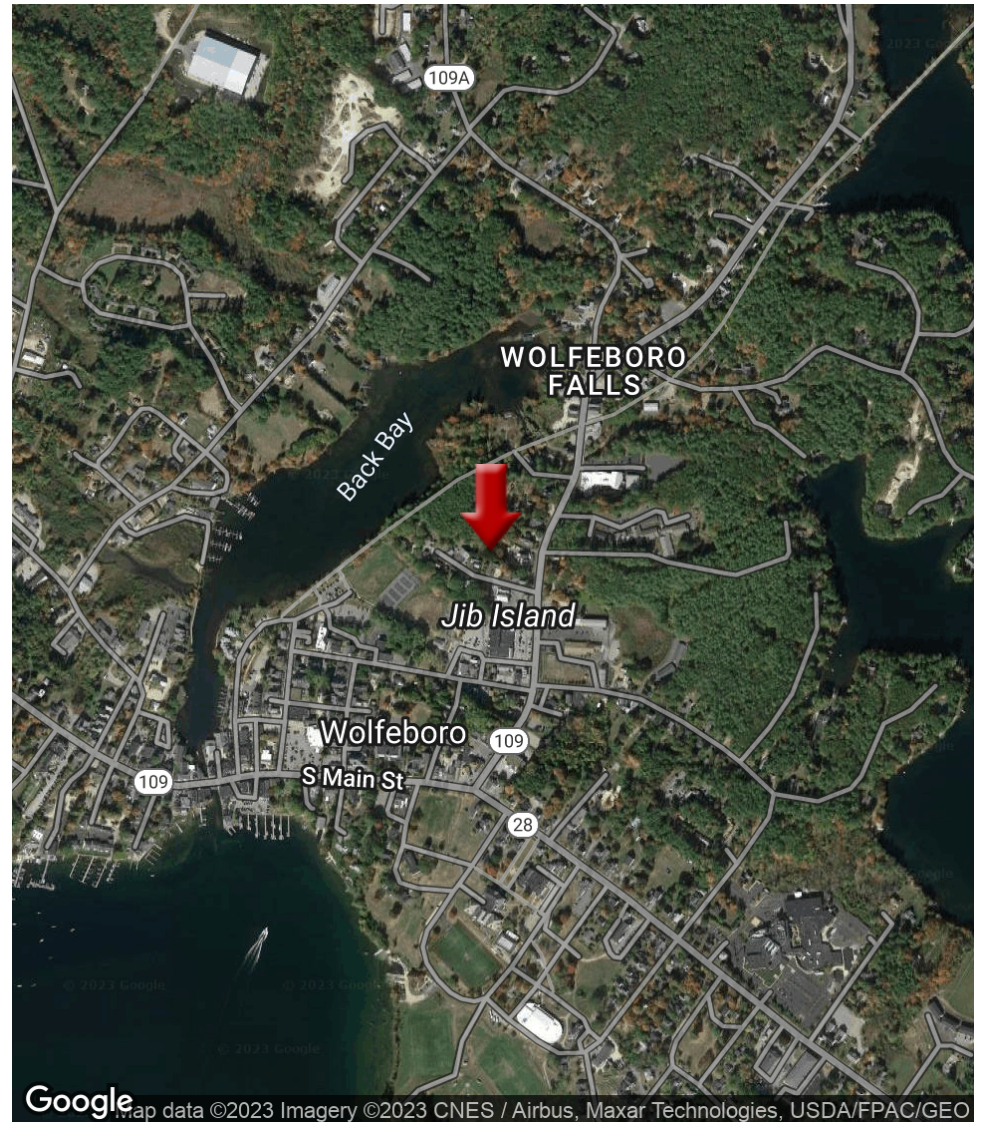
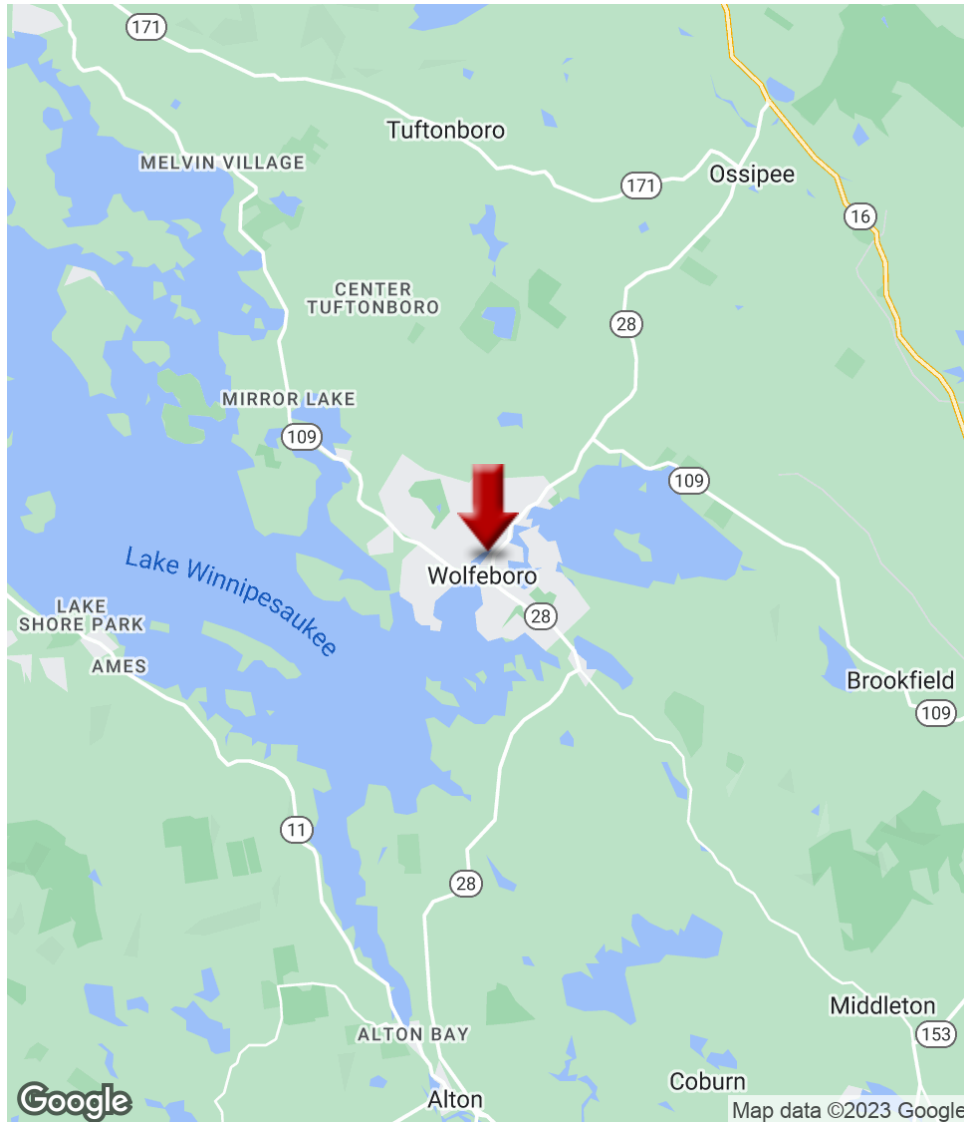
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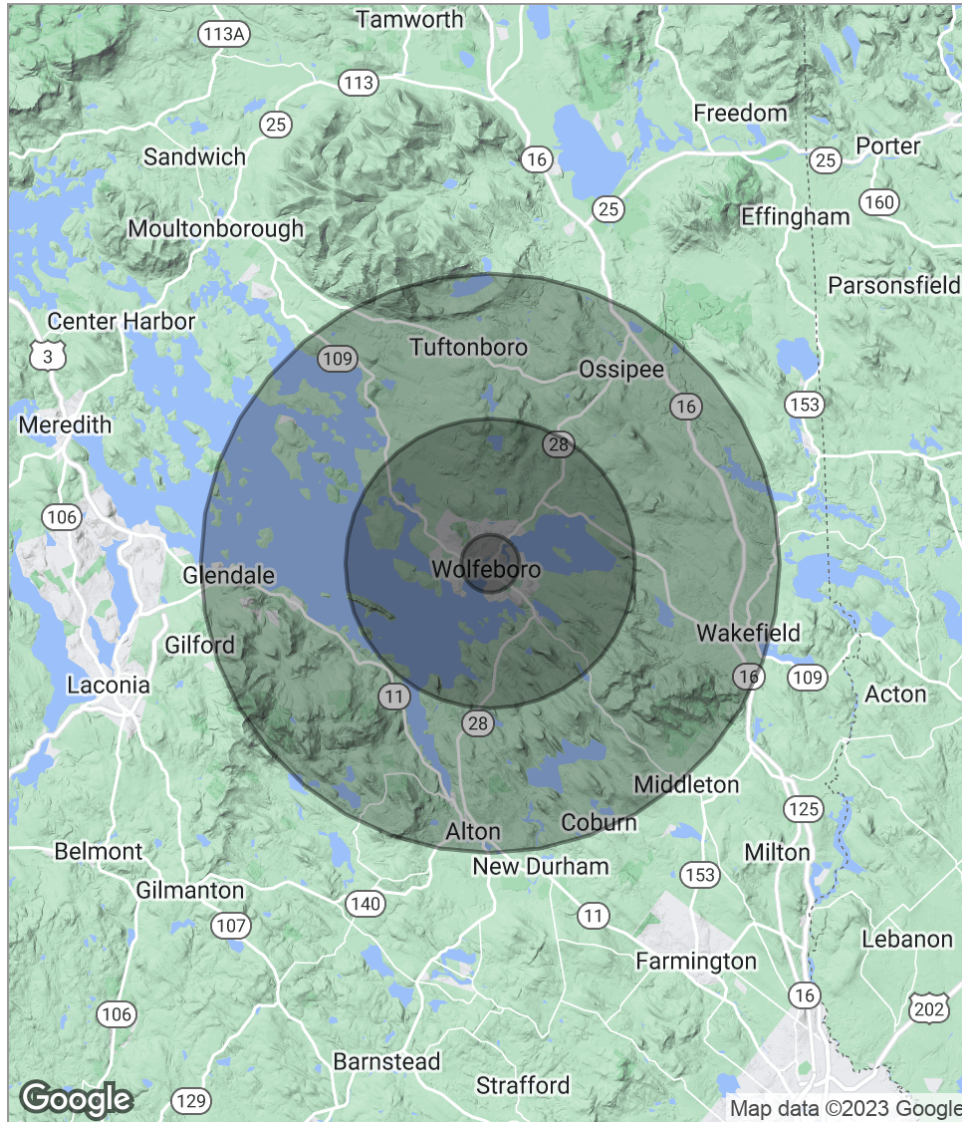
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	340	7,173	23,701
Median Age	52.1	50.8	48.2
Median Age (Male)	49.1	48.2	46.5
Median Age (Female)	53.0	51.7	49.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	145	3,046	9,850
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$73,007	\$72,626	\$70,835
Average House Value		\$330,738	\$311,785

** Demographic data derived from 2020 ACS - US Census*

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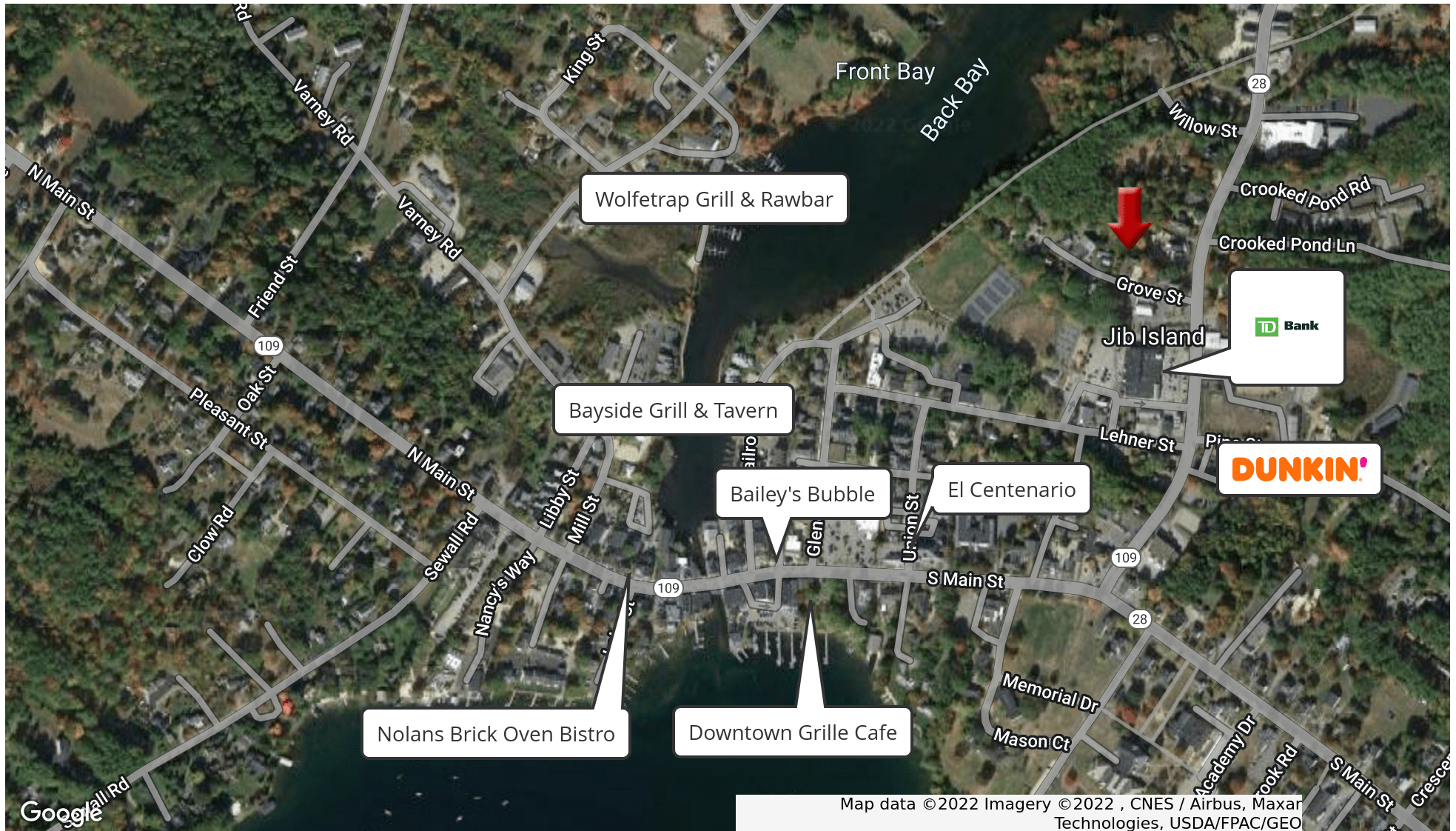
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LOCATION DESCRIPTION

This property is located in the prestigious town of Wolfeboro, the original resort town of New Hampshire. Located on the shores of lake Winnepesaukee, this town is home to a high net worth population not only on a seasonal basis, but also year round. Access via both Rt 9 and Route 28 is very easy, providing convenient access both north/south and east/west. The town is the center of the lakes region, and is often a stop on the way to the mountains and all of the other towns on the north side of the lake. The town has a 58.5 square mile area, with substantial waterfront on the lake and its associated bays.

LOCATION DETAILS

County	Carroll
Population	6,269
Population Growth	3.1%
Housing Units	4,443

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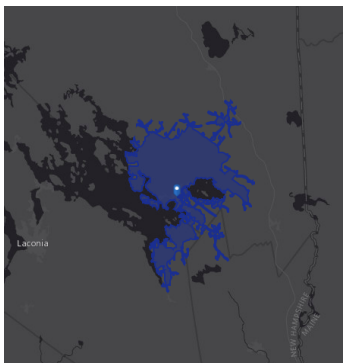
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15 MINUTE DRIVE TIME

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KEY FACTS

7,630

Population



3,381

Households

55.2

Median Age

\$48,281

Median Disposable Income

EMPLOYMENT



White Collar

65%



Blue Collar

20%



Services

15%

3.6%

Unemployment Rate

INCOME



\$58,034

Median Household Income



\$35,403

Per Capita Income



\$192,800

Median Net Worth

EDUCATION

6%

No High School Diploma



29%

High School Graduate



22%

Some College



43%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$1,820

Apparel & Services



\$132

Computers & Hardware



\$3,194

Eating Out



\$4,844

Groceries



\$6,102

Health Care

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Building Name
Property Type
Property Subtype
APN
Building Size
Lot Size
Year Built
Number Of Floors
Parking Spaces
Construction Status
Roof
Free Standing
Number Of Buildings

Johnson Paint & Wallpaper
Retail
Free Standing Building
0204-0028-0000
5,641 SF
0.19 Acres
1965
2
7
Existing
Asphalt Shingles
Yes
1



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Map: 000204

Lot: 000028

Sub: 000000


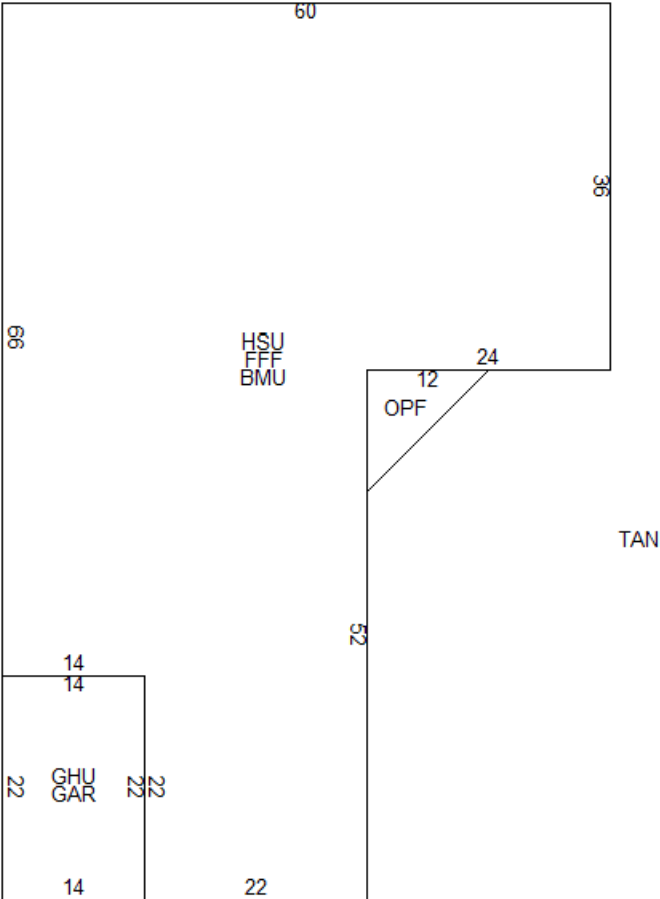
Card: 1 of 1

9 GROVE STREET

WOLFEBORO

Printed: 08/01/2019

OWNER INFORMATION		SALES HISTORY							PICTURE					
GROUT FAMILY TRUST GROUT DONALD & DALE TRTS PO BOX 345 WOLFEBORO FALLS, NH 03896-0345		Date	Book	Page	Type	Price	Grantor							
		10/25/2016	3291	378	U I 38		DEG AT LAST LLC							
		12/31/2008	2756	0510	U I 19		GROVE STREET REALTY TR							
LISTING HISTORY		NOTES												
07/17/19 JMRL 07/14/15 THUR 01/08/14 JH 08/28/09 MRRL 02/05/03 PMRL		JOHNSONS PAINT AND WALLPAPER ;2019 CYCLICAL CORRECT BATH COUNT												
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	WOLFEBORO ASSESSING OFFICE					
PAVING-CONC		2,400	60 x 40	67	3.00	80	3,859							
PAVING-CONC		400	40 x 10	100	3.00	80	960							
		4,800												
PARCEL TOTAL TAXABLE VALUE														
Year		Building		Features		Land								
2017		\$ 265,200		\$ 4,800		\$ 98,000		Parcel Total: \$ 368,000						
2018		\$ 265,200		\$ 4,800		\$ 98,000		Parcel Total: \$ 368,000						
2019		\$ 265,200		\$ 4,800		\$ 98,000		Parcel Total: \$ 368,000						
LAND VALUATION											LAST REVALUATION: 2015			
Zone: COMMERCIAL - C1 & C2		Minimum Acreage: 2.00		Minimum Frontage: 50		Site:		Driveway:		Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.260 ac	75,400	E	100	100	100	100		130	98,000	0	N	98,000	
		0.260 ac												
										98,000			98,000	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	GROUT FAMILY TRUST GROUT DONALD & DALE TRTS PO BOX 345 WOLFEBORO FALLS, NH 03896-0345	District Percentage	Model: 1.5 STORY STORE Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: CARPET Heat: OIL/RAD WATER Bedrooms: Baths: 3.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A2 AVG+20 Com. Wall: WOOD, 9 FT. 1.0000 Size Adj: 0.9009 Base Rate: CRT 61.00 Bldg. Rate: 1.0277 Sq. Foot Cost: \$ 62.69				
	PERMITS						
	Date 08/10/17	Project Type SIGN	Notes SIGN FOR DESIGN CENTER TL INTE				
			BUILDING SUB AREA DETAILS				
			ID	Description	Area	Adj.	Effect.
			HSU	1/2 STRY UNFIN	3724	0.25	931
			FFF	FST FLR FIN	3724	1.00	3724
			BMU	BSMNT	3724	0.20	745
GHU	GAR 1/2 STORY	308	0.25	77			
GAR	GARAGE ATTCHD	308	0.45	139			
OPF	OPEN PORCH FIN	72	0.35	25			
GLA:	3,724	11,860		5,641			
			2015 BASE YEAR BUILDING VALUATION				
			Market Cost New:	\$ 353,634			
			Year Built:	1994			
			Condition For Age:	AVERAGE 25 %			
			Physical:				
			Functional:				
			Economic:				
			Temporary:				
Total Depreciation:	25 %						
			Building Value:	\$ 265,200			

