

RESTAURANT & EVENT CENTERS FOR SALE



Address Not Disclosed, Lakes Region, NH



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	2 Acres
BUILDING SIZE:	8,810 SF
RENOVATED:	2019
ZONING:	COM/IND
PRICE / SF:	\$215.66

PROPERTY OVERVIEW

This Lakes Region Event Center & Restaurant has a strong seasonal & vacation population in addition to the affluent year-round population. With excellent parking and a large restaurant space, which can accommodate medium to large events, this property fits the bill! With a history of receptions, outdoor concerts, company holiday parties, and many other gatherings, this turnkey event center has what it needs to be successful. A fantastic location with a beautiful property, recent renovation, this presents a very unique opportunity! Seller is willing to do seller financing, or lease-to-buy option.

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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ethan.ash@kw.com
NH #071469

DAVE GARVEY
Managing Director
O: 603.610.8523
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davegarvey@kwcommercial.com
NH #004637

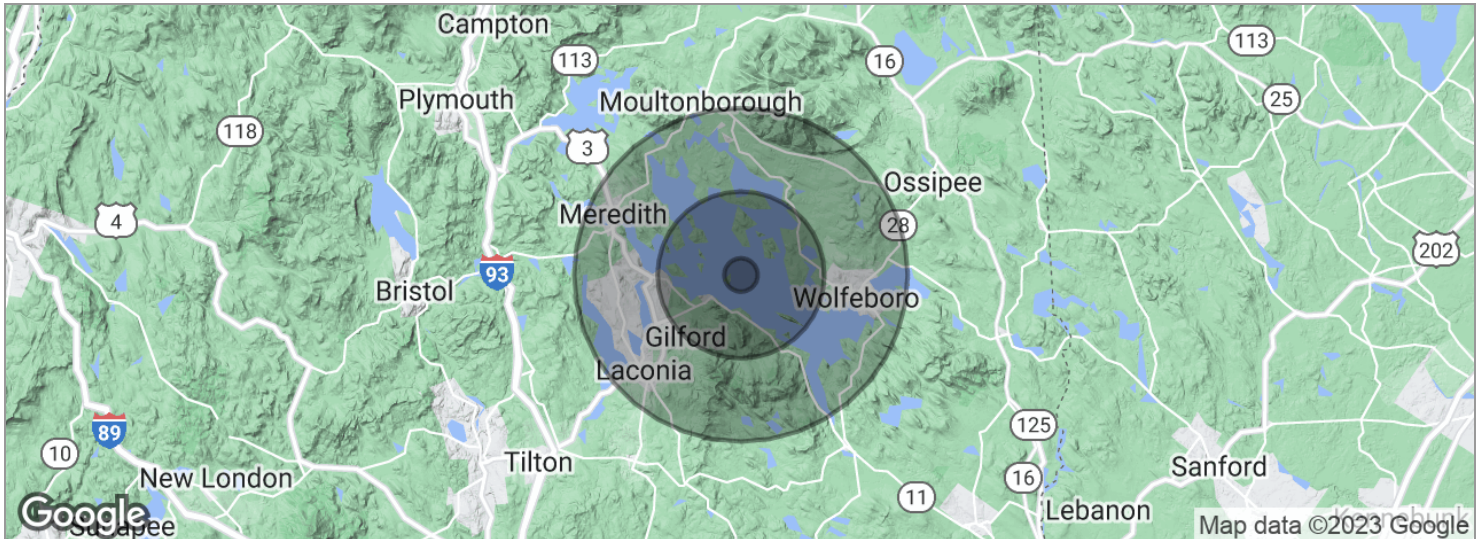
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Each Office Independently Owned and Operated kwclg.com

EVENT CENTER & RESTAURANT FOR SALE IN LAKES REGION



Address Not Disclosed, Carroll County, NH



POPULATION	1 MILE	5 MILES	10 MILES
Total population	950	46,773	96,371
Median age	45.4	39.6	40.4
Median age (male)	45.0	38.4	38.9
Median age (Female)	45.6	40.5	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	309	19,142	39,104
# of persons per HH	3.1	2.4	2.5
Average HH income	\$102,507	\$73,829	\$78,448
Average house value		\$273,142	\$277,985

* Demographic data derived from 2020 ACS - US Census

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EVENT CENTER & RESTAURANT FOR SALE IN LAKES REGION



Address Not Disclosed, Carroll County, NH

SALE PRICE

\$1,900,000

LOCATION INFORMATION

Street Address	Address Not Disclosed
City, State, Zip	Lakes Region, NH
County/Township	Carroll

BUILDING INFORMATION

Building Size	8,810 SF
Price / SF	\$215.66
Year Built	1970
Last Renovated	2019
Tenancy	Single
Number Of Floors	1.75
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Restaurant & Event Centers
Property Subtype	Restaurant
Zoning	COM/IND
Lot Size	2 Acres
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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BROKER CONFIDENTIALITY AND REGISTRATION AGREEMENT BY AND

BETWEEN POTENTIAL PURCHASER, BROKER, AND SELLER

Property: Event Center & Restaurant - Lakes Region

The undersigned "Registered Potential Purchaser" and "Broker" (collectively, the "Accepting Parties") are interested in obtaining information regarding purchase and financing of the above referenced property. By accepting this Agreement, Accepting Party hereby agrees as follows:

1. Confidentiality. Any information with respect to the Property (collectively, the "Evaluation Materials") provided to any Accepting Parties by Owner and/or Listing Broker and/or any of their respective consultants agents or employees (collectively, the "Seller Parties") will be used solely for the purpose of evaluating the possible acquisition of the Property by the undersigned Registered Potential Purchaser ("Registered Potential Purchaser") and will not be used or duplicated for any other purpose. Accepting Parties shall keep all Evaluation Materials strictly confidential; provided, however, that such Evaluation Materials may be delivered to such persons or entities who because of their involvement with the Proposed Transaction need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (all of whom are collectively referred to as "Related Parties"); provided, however, that any such Related Parties shall be informed by Accepting Parties of the confidential nature of such information and shall be directed by Accepting Parties (and Accepting Parties shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this agreement. **ACCEPTING PARTIES WILL NOT COMMUNICATE WITH TENANTS OF THE PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER.**

2. Registered Potential Purchaser's Broker; Brokerage. Registered Potential Purchaser hereby authorizes the undersigned Broker ("Broker") to represent Registered Potential Purchaser as its broker with respect to the purchase of the Property. Registered Potential Purchaser represents to the Seller Parties that it has not had any discussions regarding the Property with any broker or agent other than Owner, and Broker. Broker further agrees that it will not discuss the Property with any parties other than Registered Potential Purchaser, Related Parties, and/or Owner and that Broker will not distribute the Evaluation Materials or excerpts thereof to any other parties except in accordance with the terms of this Agreement.

3. Broker's License. Broker represents and covenants that it is currently, and at the time of the consummation of any sale of the Property to Registered Potential Purchaser, will be, a duly licensed real estate broker.

Property: Event Center & Restaurant - Lakes Region



No Disclosure. Accepting Parties shall not (i) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property by Registered Potential Purchaser or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Property with any other person or entity (including tenants) except for Owner except as may be expressly permitted elsewhere in this Agreement and, in such case, only in strict accordance with the provisions hereof. In the event that any Accepting Parties or Related Parties become legally compelled to disclose all or any part of the Evaluation Materials, Accepting Parties will provide Owner with prompt written notice so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. Accepting Parties acknowledge that damages may be inadequate to protect against breach of these provisions and therefore agrees in advance to the granting of injunctive relief as described above in Owner's favor without proof of actual damages, in addition to any other remedies available at law or in equity. In the event that such a protective order or other remedy is not obtained, or if Owner waives compliance with the provisions of this Agreement, Accepting Parties will furnish only that portion of the Evaluation Materials which is legally required and will exercise best efforts to obtain reliable assurance that confidential treatment will be accorded the Evaluation Materials.

4. No Representations by Seller Parties. None of Seller Parties make any representations or warranties as to the accuracy or completeness of the Evaluation Materials or that actual result will conform to any projections contained therein. The Seller Parties expressly disclaim any and all liability for representations or warranties, express or implied, contained in the Evaluation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, computer disks containing files with financial data or projections.

5. No obligation. Owner is under no legal obligation of any kind whatsoever with respect to the Proposed Transaction by virtue of this agreement, except for Owner's obligation under the following provision regarding attorney's fees, if any, the delivery of any Evaluation Materials, any discussions concerning the Proposed Transactions or otherwise, unless and until a binding written agreement is executed and delivered by all parties thereto.

6. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located which is applicable to contracts made and to be performed wholly within such State.

7. Attorneys' Fees. In the event of any legal action or other proceeding between the parties regarding this Agreement, the prevailing party shall be entitled to the payment by the losing party of its reasonable attorney's fees, court costs and litigation expenses, as determined by the court.

Property: Event Center & Restaurant - Lakes Region



ACCEPTING PARTIES:

**Prospective
Buyer:** _____

By: (signature) _____

Printed Name: _____

Title: _____ Date: _____

Seller's Agent _____

By: (signature)

Printed Name: _____

License No. _____ Date: _____

**Prospective
Buyer's
Agent:** _____

By: (signature) _____

Printed Name:

License No. _____ Date: _____
