

130 WHITTIER HIGHWAY

130 Whittier Highway , Moultonborough, NH 03254



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
CAP RATE:	4.78%
NOI:	\$107,500
LOT SIZE:	3.3 Acres
YEAR BUILT:	1991
BUILDING SIZE:	24,056
CAP RATE:	
RENOVATED:	2020
ZONING:	Commercial
MARKET:	Lakes Region
PRICE / SF:	\$93.53

PROPERTY OVERVIEW

24,845± SF industrial building on 3.3± acres, improved with high ceilings and an architecturally designed drive thru. Located directly on Route 25 and only 3-4 miles from Daniel Webster Highway in the Lakes Region, it's only 10 miles to Route 93. There is a tenant in place with a Modified Gross Lease. The property has five (5) dock and ground level doors, ample on-site parking, and a high bay warehouse with good flow. Looking for a good replacement property for a 1031 before the end of the year? This could be the best bet.

PROPERTY HIGHLIGHTS

- Municipal water
- 88 parking spaces, 6 commercial truck spaces.
- High bay warehouse, smaller office portion

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	74	2,474	11,743
TOTAL POPULATION	175	5,423	26,310
AVERAGE HH INCOME	\$103,023	\$79,986	\$75,510

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Portsmouth, NH 03801

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INDUSTRIAL FOR SALE

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LOCATION DESCRIPTION

Moultonborough is a town in the Lakes Region of New Hampshire with a population of 4,099. Moultonborough is in Carroll County. It is located just north of Meredith on the Northwest side of Lake Winnepesaukee and sitting to the north east of Squam Lake. Living in Moultonborough offers residents a rural feel and most residents own their homes. The lakes region is a year round destination for both vacationers and business people. There is pretty good access to Route 93 which is a four lane divided highway.

SITE DESCRIPTION

3.3 acre site with good frontage on the highway. Site is multi-level with entry on lower level for the warehouse and upper level for office/warehouse. The site provides plenty of adequate parking.

PARKING DESCRIPTION

Approximately 88 spaces for parking. Large area for parking for truck/trailers and access to the loading docks.

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FINANCIAL ANALYSIS

1

INCOME & EXPENSES

RETAILER MAP

POPULATION TRENDS (19).PDF (2)

KWC- INDUSTRIAL MARKET SUMMARY (3).PDF (2)

INDUSTRIAL FOR SALE

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INCOME SUMMARY	130 WHITTIER HIGHWAY INDUSTRIAL	PER SF
Gross Income	\$143,400	\$5.96
Vacancy Cost	\$0	\$0
EXPENSE SUMMARY	130 WHITTIER HIGHWAY INDUSTRIAL	PER SF
Taxes	\$8,400	\$0.35
Utilities	\$19,000	\$0.79
Maintenance	\$6,000	\$0.25
Misc	\$2,500	\$0.10
Gross Expenses	\$35,900	\$1.49
Net Operating Income	\$107,500	\$4.47

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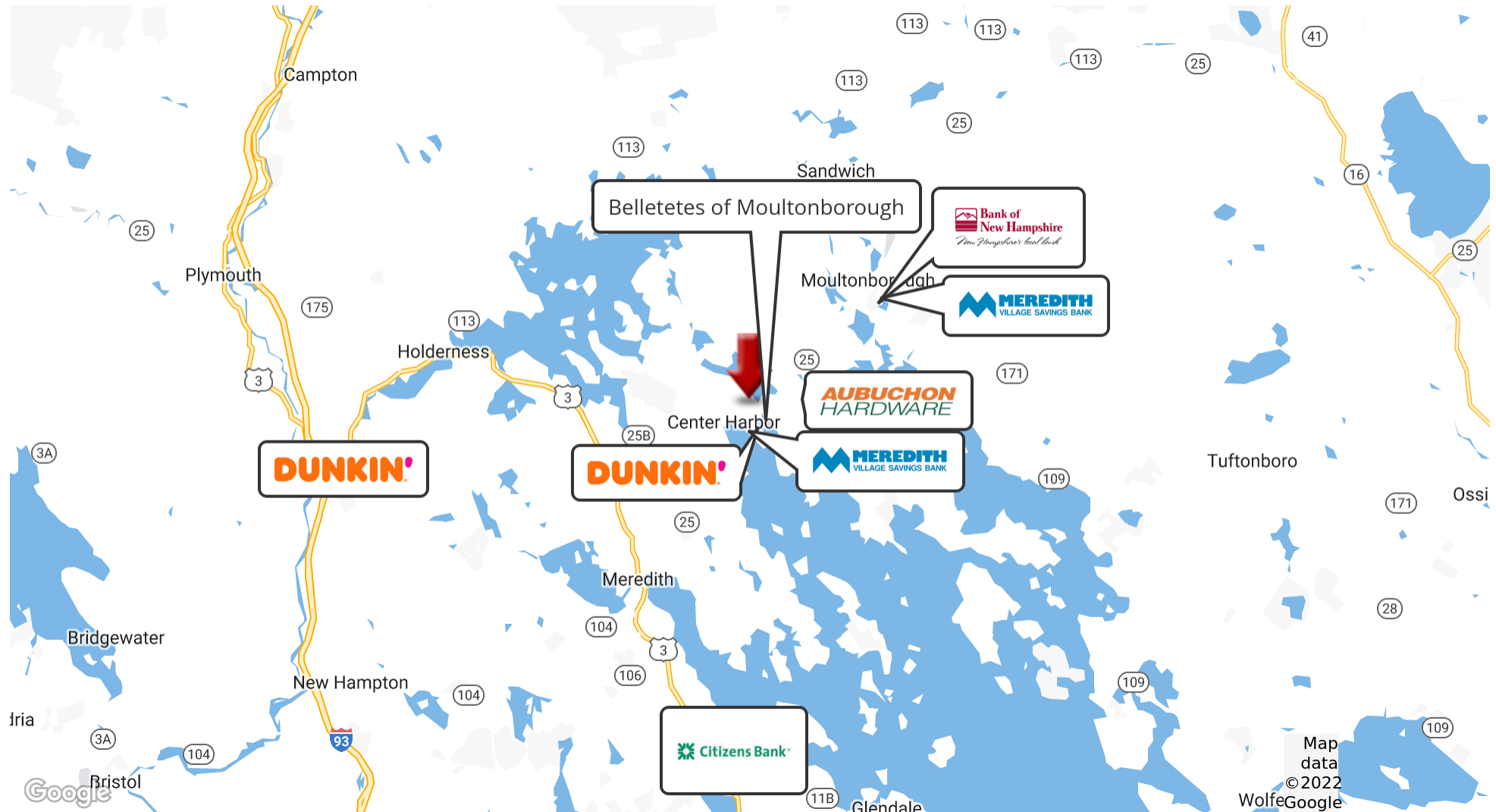
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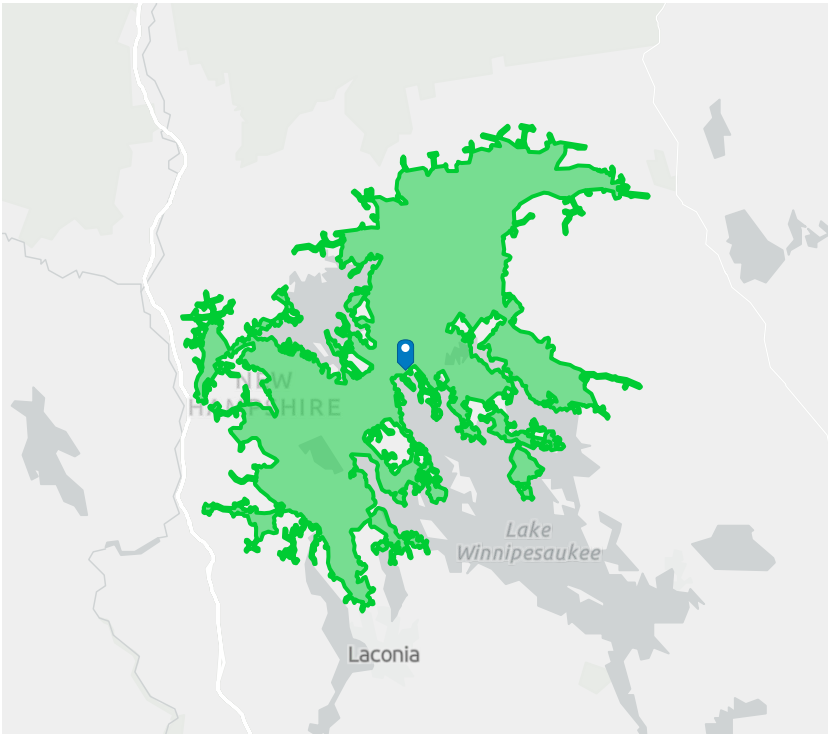
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Population Trends

130 Whittier Hwy, Moultonborough, New Hampshire, 03254 (20 minutes)
130 Whittier Hwy, Moultonborough, New Hampshire, 03254
Drive time of 20 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 43.71318
Longitude: -71.44969

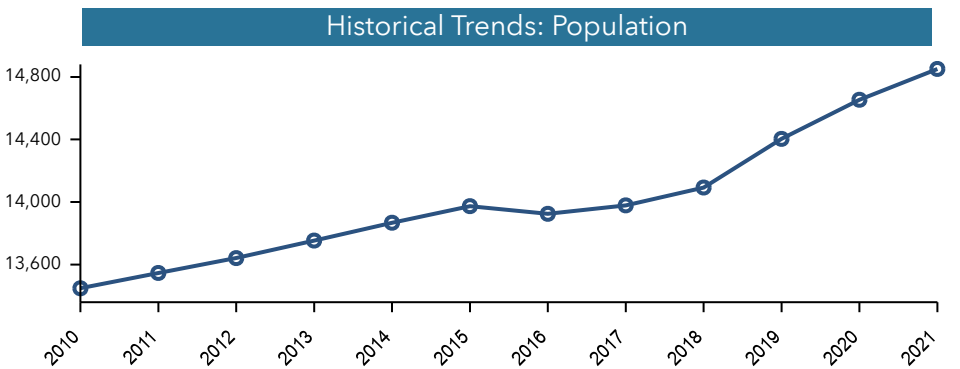


POPULATION TRENDS AND KEY INDICATORS

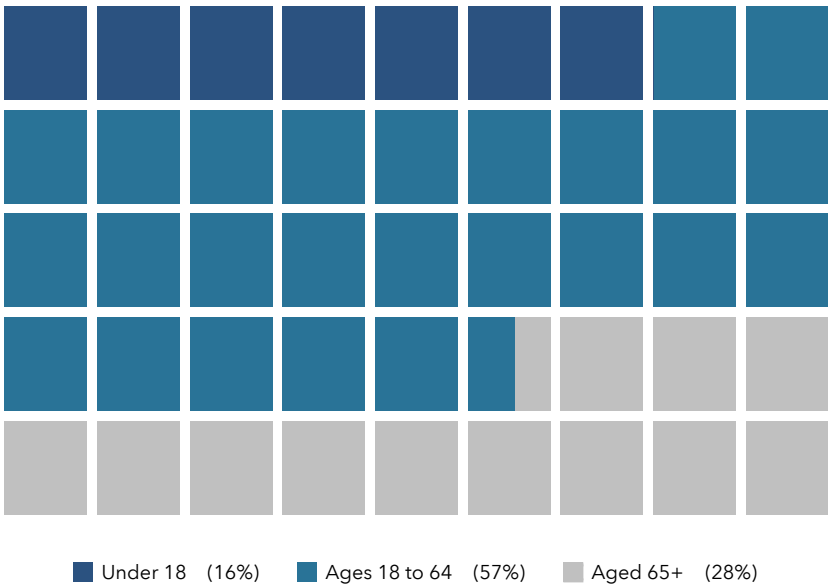
130 Whittier Hwy, Moultonborough, New Hampshire, 03254

14,851	6,571	2.23	52.3	\$71,934	\$333,922	140	109	10
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

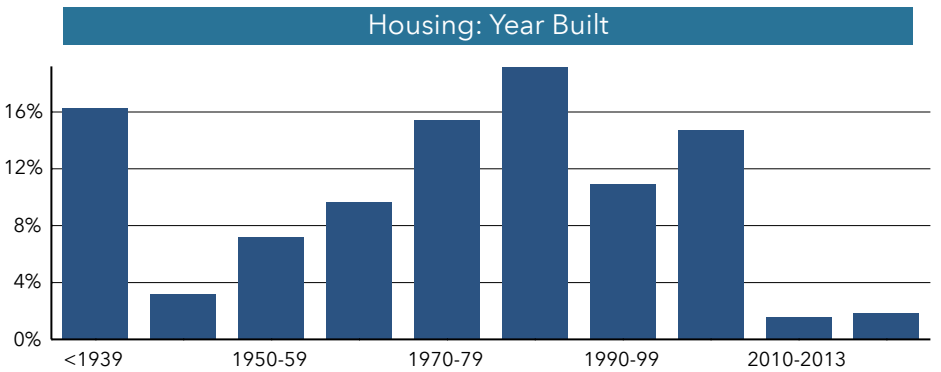
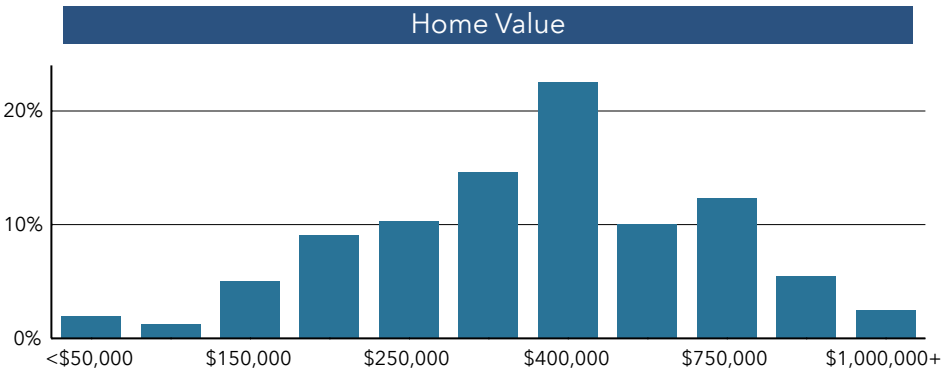
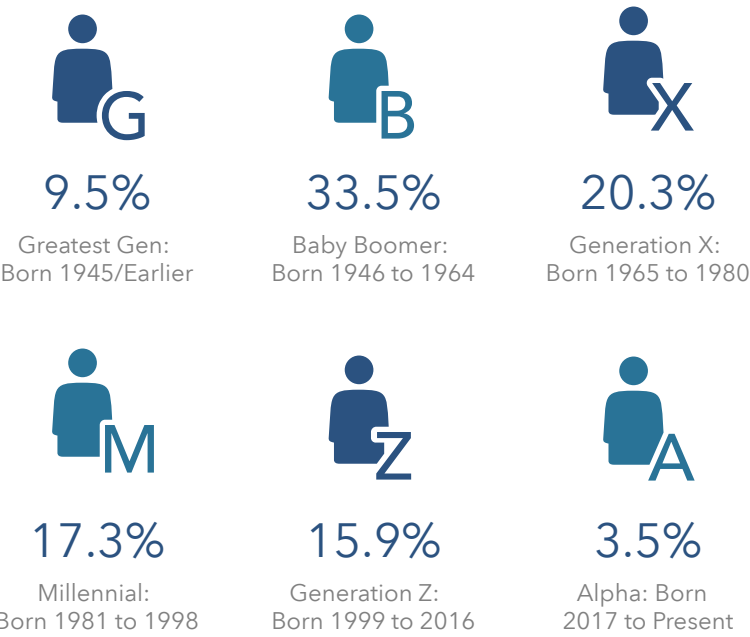
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.
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Source: This infographic contains data provided by Esri, Esri, Esri and Bureau of Labor Statistics, American Community Survey (ACS). The vintage of the data is 2021, 2026, 2021, 2015-2019.

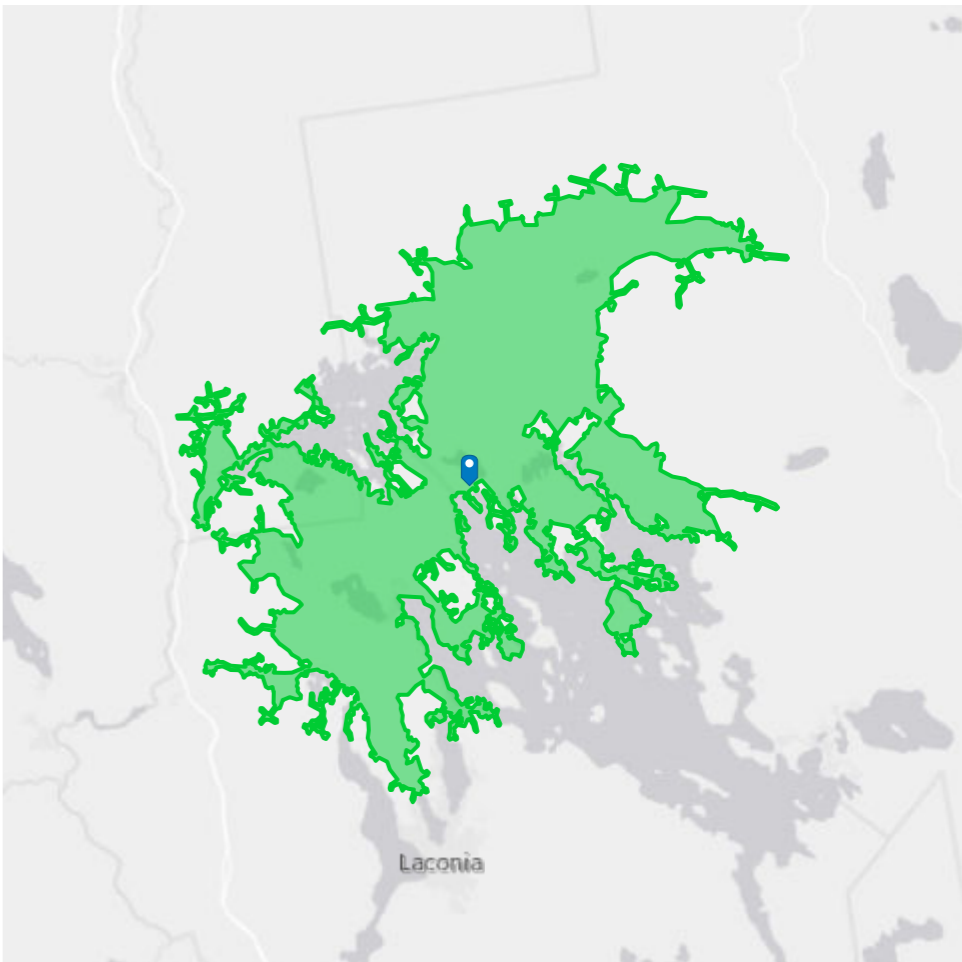
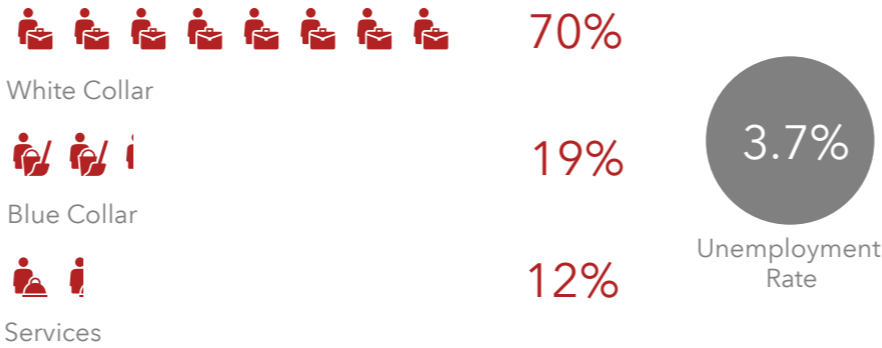
KWC- Industrial Market Summary

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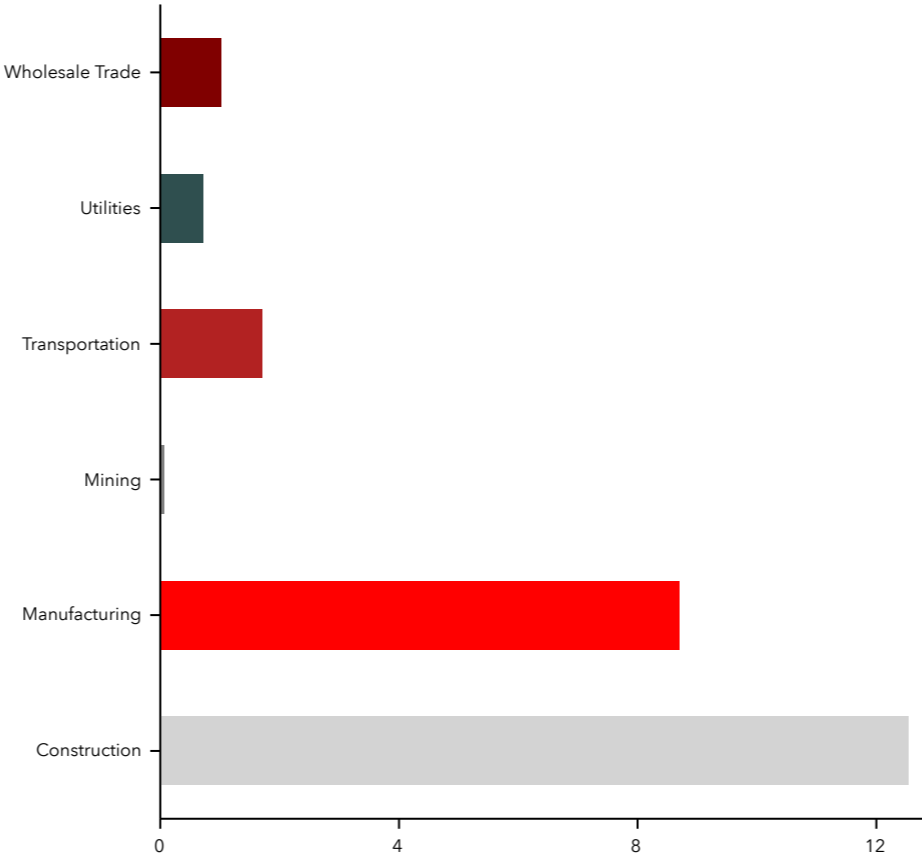
EMPLOYMENT



2016 Industrial Employment



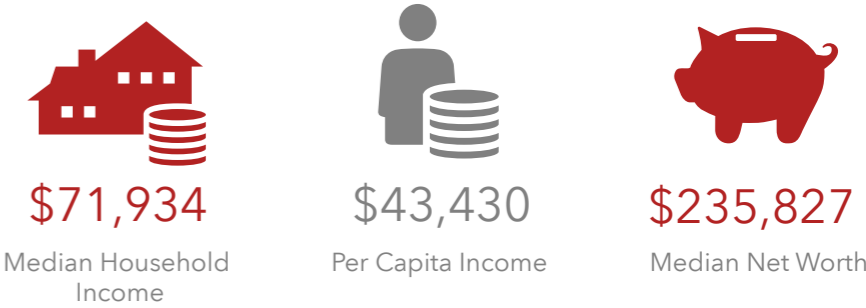
Industrial Businesses by Sector



2016 Employment By Industries



INCOME



Source: This infographic contains data provided by Esri. The vintage of the data is 2021.