

**516 Province Road / NH Route 107
Laconia , New Hampshire 03246**

Offered at \$12.00/Sq.Ft. Gross



Space Available:	10,000+- Square Feet
Utilities:	Public Water & Sewer / Forced Hot Air Heat Central AC / 3 Phase Electric
Total Drive-in Doors:	Three
Total Loading Docks:	Two
Zoning:	Industrial Park
Parking :	Paved Parking



Chris Kelly, Broker Associate / Cell: 603-67-2182
Chriskelly@remax.net
Chris Adams, Associate / Cell: 603-393-7993
Adamschris195@gmail.com
Scott Knowles, Associate / Cell: 603-455-7751
Scott@baysideplatinumgroup.com



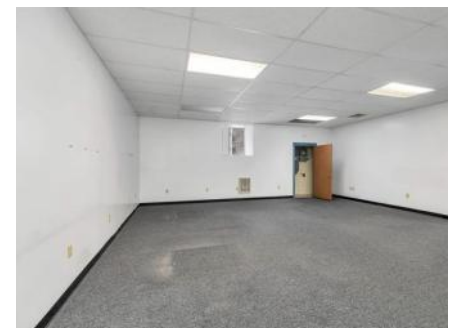
208 Daniel Webster Hwy, Meredith, NH 03253 * (603) 279-0079

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This multi-use property is ideal for industrial, light or heavy manufacturing, self storage, warehousing, business development applications and so much more. Previously occupied by a manufacturing company, the property is ideally located minutes from downtown Laconia, a thriving city and the county seat of the Lakes Region. It lends itself well to business expansion complete with multiple offices/conference areas, several large open work areas suitable for warehousing or manufacturing and three-phase power throughout. Access is ideal with 3 drive-in garage doors and 2 loading docks. There is plenty of space for administration, a break room and product display if desired. The building is fully heated and air conditioned. The road exposure is excellent with ample paved parking for all employees and visitors.

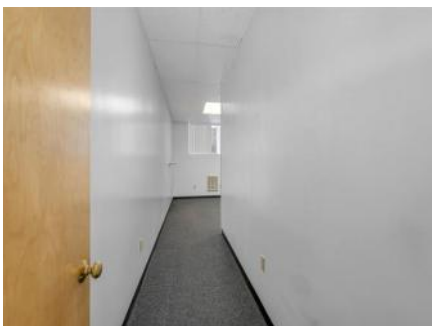
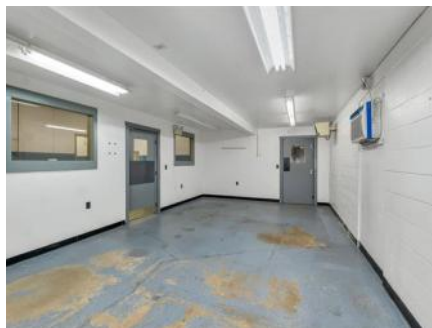
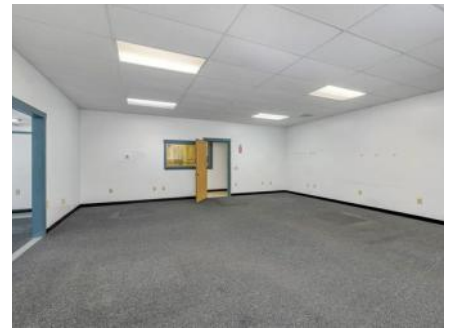
With 10,000+- sq. ft. of space you could expand from your present location, create new satellite space for your business or create a brand new business all together.

Are you looking for a new place to brew your beer or roast your coffee? This location offers everything you are looking for. The owner is looking for the right fit and offers this large property at only \$12.00/Sq.Ft. Gross. If it's your time to grow, this space can make it happen!



NOTICE: The information provided herein is believed to be accurate, but RE/MAX Innovative Bayside, 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.

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<u>SITE DATA</u>	
Zoning	Industrial Park
Drive-in Doors	Three
Elevators	No
Loading Docks	Two
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Forced Hot Air/Oil
Electrical	Three Phase / Circuit Breakers
Water/Well	Public
Sewer/Septic	Public
Sprinkler	

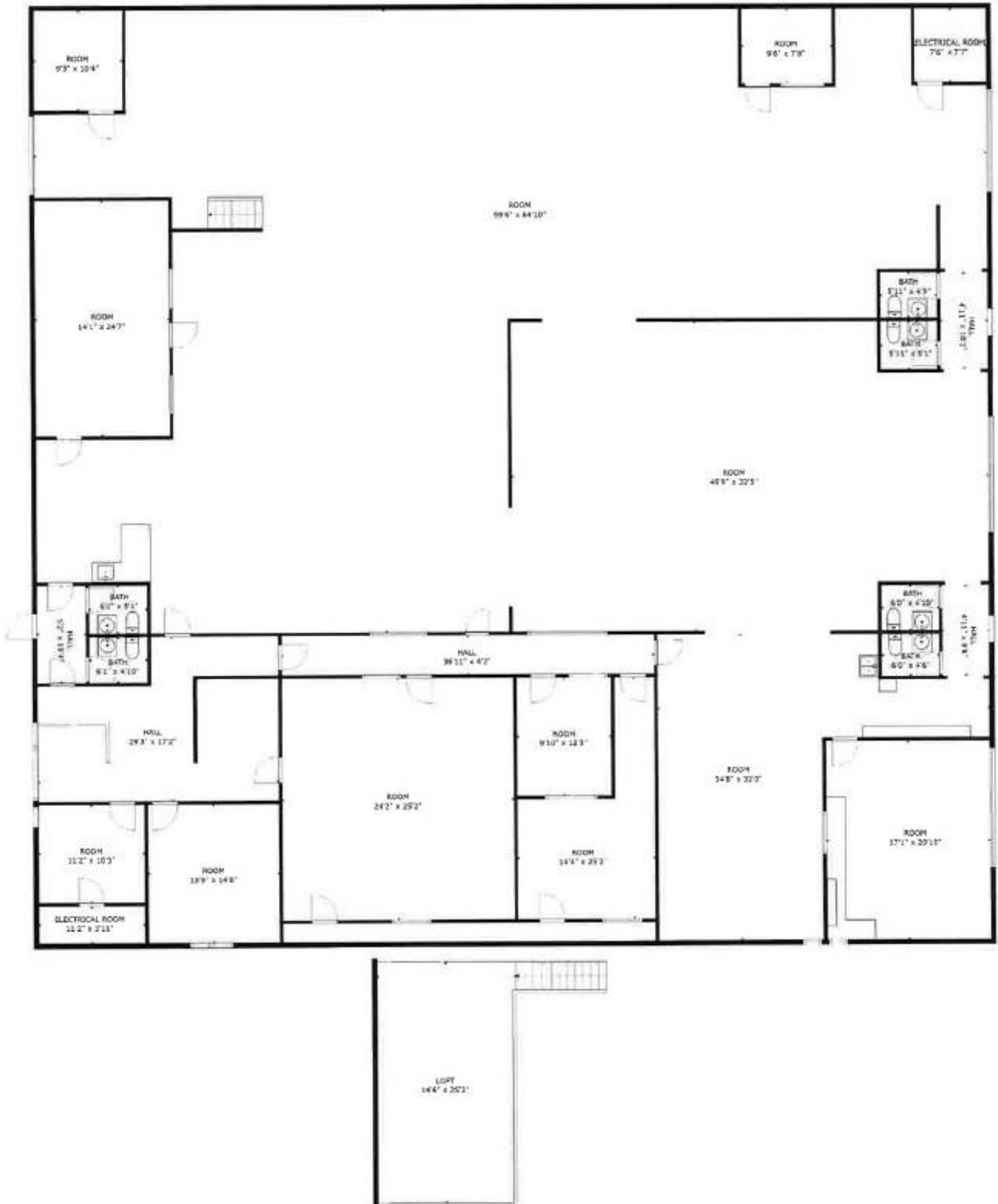
<u>TAX DATA</u>	
Taxes	N/A
Tax Year	2024
Tax Map/Lot No.	Map 485/Block 147/Lot 3
Current Tax Rate/1000	
Land Assessment	
Building Assessment	
Additional Features	
Total Assessed Value	

<u>PROPERTY DATA</u>	
Lot Size	7.1+- Acres Total
Frontage	
Parking	Paved
Building Square Footage	10,000+/- Square Feet
Number of Units	One Unit
Number of Floors	One Level

<u>CONSTRUCTION</u>	
Exterior	Block
Roof Type/Age	Membrane
Foundation	Concrete
Insulation	Yes
Year Built	1995

<u>OTHER DATA</u>	Book 3532 / Page 906

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NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Municipal
Location: At street
Malfunctions: None known
Date of Installation: Unknown
Date of most recent water test: Unknown
Problems with system: None known

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Municipal
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

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3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?
Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)
Yes ☐ No ☐

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☒

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☒

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

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8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: _____

Unit Number (if applicable): _____

Town: _____

Province Holdings, LLC
dotloop verified
12/31/24 11:29 AM EST
FBUN-VAH9-BCFT-BRKU
SELLER

Date

Province Holdings, LLC
dotloop verified
12/31/24 11:29 AM EST
H2UZ-DGEN-GYVL-ZANB
SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

Province Holdings, LLC
dotloop verified
12/31/24 11:29 AM EST
RT6L-KTGL-KEEB-INQP
BUYER

12/31/2024

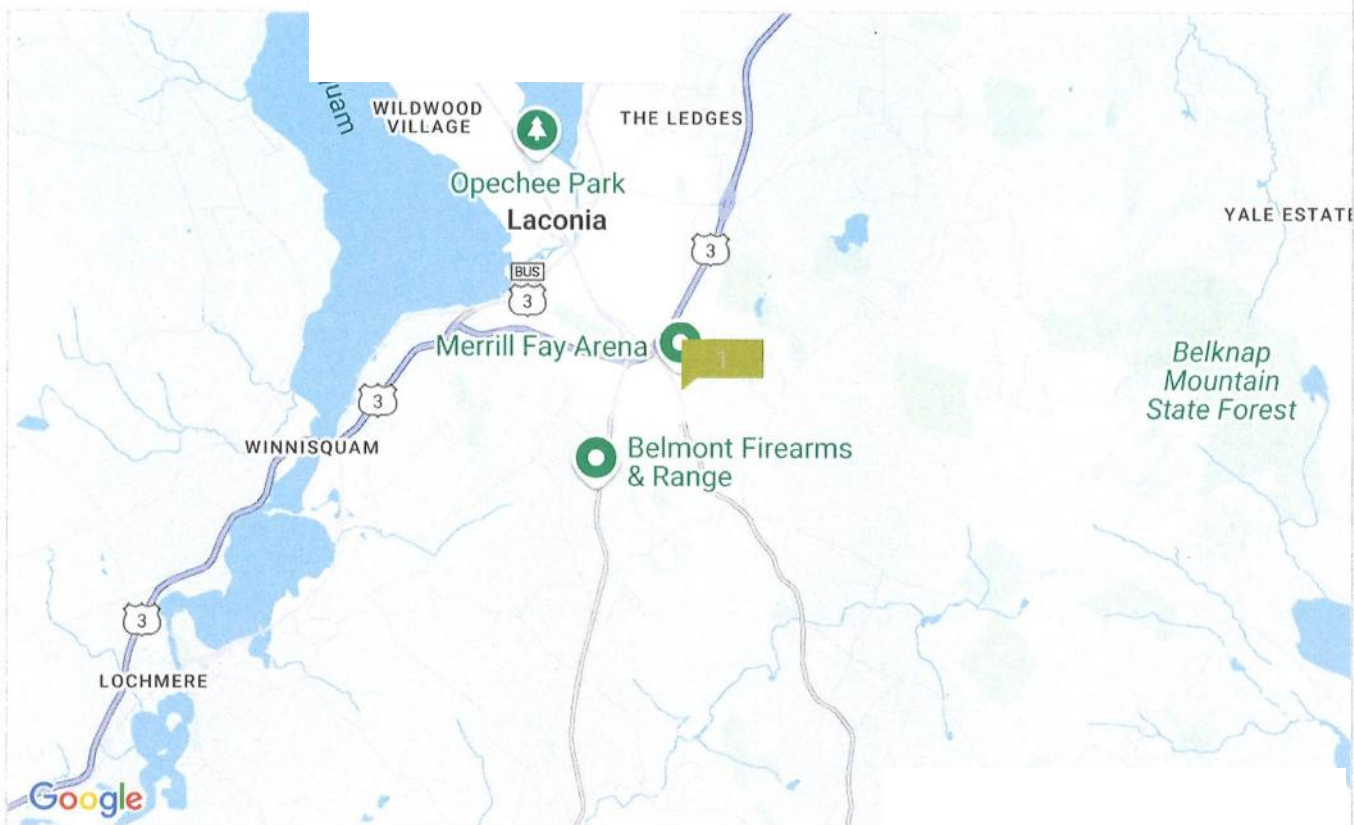
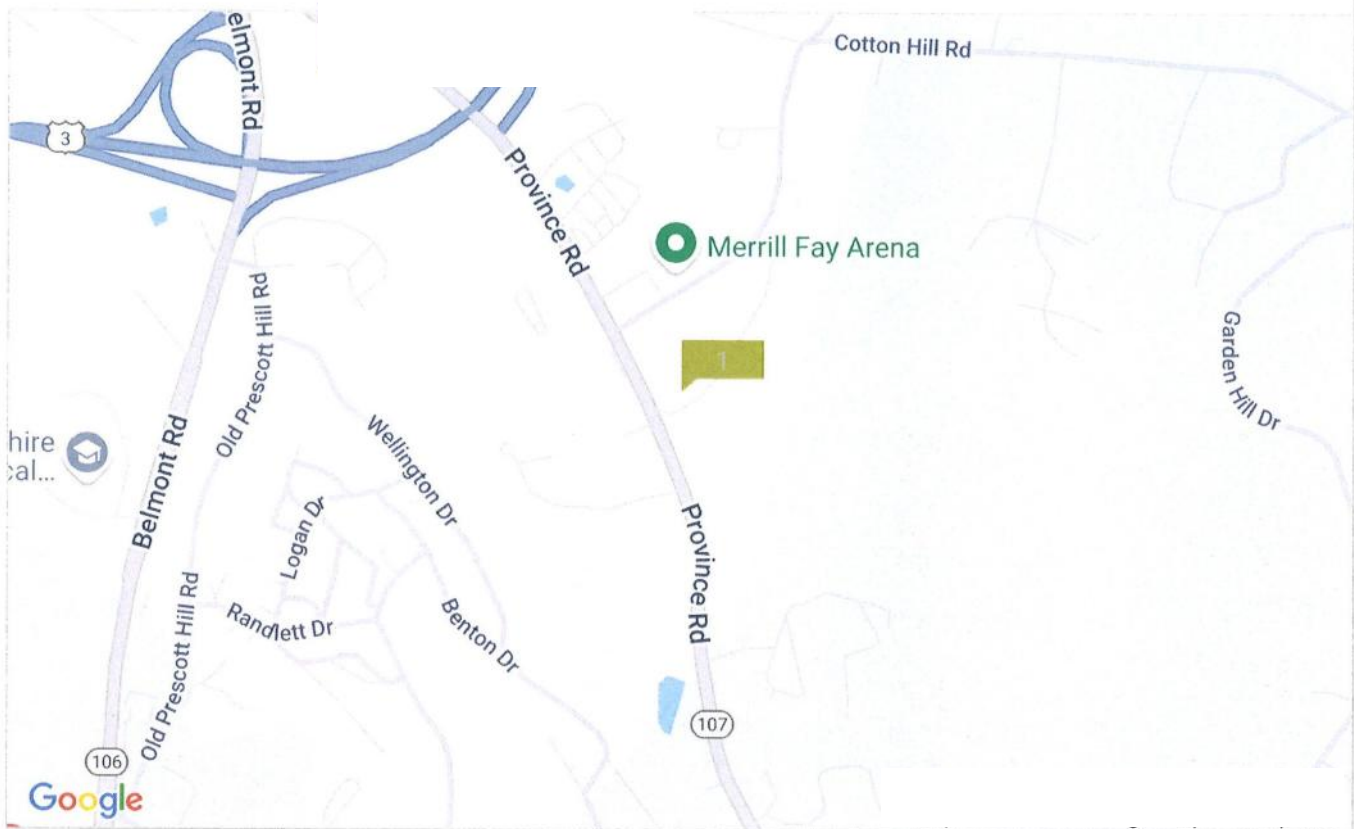
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BUYER

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