

# Fully Occupied Commercial Storage Facility with Expansion Potential

30 Waterford Place, Laconia, NH



## PROPERTY DETAILS

- ♦ Offered at: \$1,649,000
- ♦ Conveniently situated near major Lakes Region routes and amenities.
- ♦ Metal building with concrete slab foundation and metal roof.
- ♦ All units currently leased—providing immediate income.
- ♦ Room for potential expansion on the level lot.
- ♦ Zoned Commercial (C District): Ideal for contractor storage or business operations.



97 Daniel Webster Hwy.  
Meredith, NH 03253  
(603) 279-7046  
*We Sell the Lakes Region™*







**Commercial Sale**

**MLS # 5057094**

**30 Waterford Place Laconia, NH 03246**

**\$1,649,000**



**County** NH-Belknap  
**VilIDstLoc**  
**Year Built** 2022  
**Building Area Total**  
**Building Area Source**  
**Total Available Area**  
**Total Available Area Source**  
**Zoning** C  
**Road Frontage** Yes  
**Road Frontage Length**  
**Delayed Showing** No  
**Date - Showings Begin**  
**Business Type** Business  
**Business Type Use** Business w/ Real Estate, Self Storage

**Taxes TBD** No  
**Tax Year Notes**  
**Tax Annual Amount** \$9,308.00  
**Tax Year** 2024  
**Gross Income**  
**Operating Expense**  
**Net Income**

*For more information or to  
 schedule a showing,  
 please contact:*



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