

For Sale

**Commercial Building
16-18 Lehner Street
Wolfeboro, NH 03894**



Building Size:	19,247 SF over three levels With lower-level storage
Lot Size:	.23 Acres
Type / Use:	Redevelopment/Office/Residential
Zoning:	C1-C2
Parking:	6-9 On-site spaces (see variance)
Sale price:	\$1,950,000.00
Comments:	Superior opportunity to repurpose this three level multi-use structure to residential, office or a combination of the two. Full handicap accessibility. Lower-level dry storage with garage door access.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Sale

Commercial Building 16-18 Lehner Street Wolfeboro, NH 03894

Building Data:

Total Building Size:	19,247 SF
Type / Use:	Redevelopment/Residential/Office
Construction Type:	Wood Frame/Vinyl Siding
Construction Year:	1865 (updated 2015-2023)
Ceiling Height:	8'
Windows:	Thermal Pane
Walls:	Painted Drywall
Flooring:	Carpet/Linoleum/Hardwood
Roof:	Flat/Rubber Membrane
Composition:	See floor plan
Elevator:	3-stop elevator – ADA compliant
Overhead doors:	(1) One on grade overhead door

Site Data:

Signage:	Per zoning
Lot Size:	.23 Acres
Frontage:	75' on Lehner Street
Parking:	6-9 On-site spaces (see variance)
Zoning:	C1-C2
Map & Lot:	0217/0070
Book & Page:	3367/1045

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	Wolfeboro Electric (240v 600amp 3 phase)
Lights:	Fluorescent/LED
Heating:	Propane
AC:	Yes (System types vary, multiple zones)
Alarms:	Yes Fire & Intrusion
Sprinklers:	Yes Wet System
Communications:	Consolidated /Breezeline

Sale Information:

Sale price*:	\$1,950,000.00
Taxes:	\$ 13,886.28 (Estimated)
Income:	\$ 80,000.00/year (Cell tower lease)

*Sale subject to approval by New Hampshire Housing Finance Authority (NHHFA) and Families in Transition (FIT).



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.