

**Commercial/Industrial**  
**2820573 Active**

**36 Mill Street**  
**Wolfeboro , New Hampshire 03894**



**List \$379,000**



<b>Sale/Lease:</b>	Sale	<b>Building Status:</b>	Existing
<b>Sub Property Type:</b>	Retail	<b>Sub Property Type 2:</b>	Multi Family
<b>Lot Acres:</b>	.16	<b>Lot SqFt:</b>	6,970
<b>Total Bldg Sqft:</b>	5,000	<b>Total Avail Sqft:</b>	5,000
<b>Year Built:</b>	1850	<b>Submarket:</b>	
<b>Tax Year:</b>	2010	<b>Taxes:</b>	\$ 4,243.00
<b>Road Front:</b>	Yes/ 180	<b>Park Spaces:</b>	8
<b>Water Front:</b>		<b>Rail Avail:</b>	
<b>Surveyed:</b>	Unknown	<b>Flood Zone:</b>	Unknown
<b>Zoning:</b>	Comm C1-CBD	<b>Traffic Count:</b>	

<b>Water Body Type:</b>		<b>Water Acc Type:</b>		<b>Seasonal:</b>	No
<b>Water Body Name:</b>		<b>Current/Land Use:</b>	No		

<b>Parcel Access ROW:</b>		<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>	
---------------------------	--	------------------------------	--	-------------------	--	--------------------	--

**Public Rems:** Landmark 2 1/2 story building with a large (30' x 50') 1st floor retail space; 2 apartments (1 & 2 bedrooms) on 2nd floor and "loft" on 3rd floor. ALSO adjacent apartment building (two 2-bedroom apartments) with separate access and parking. Excellent rental history; most utilities separated out. Beautiful View across open land to peaceful Back Bay.

**Directions:** From "the bridge" in Downtown Wolfeboro, go North on North Main Street to 1st Right onto Mill Street (on north side of Back Bay) to 4th & 5th buildings on left... if by foot, about a 3 minute walk!

<b>\$/SqFt:</b>		<b>Divisible SqFt:</b>		<b>Ceiling Ht:</b>		<b>Door Ht:</b>	
<b>Vacancy:</b>		<b>Floors:</b>	3	<b># Units:</b>	5	<b>Drive/Doors:</b>	
<b>Docks:</b>		<b>Dock Ht:</b>		<b>Dock Levelers:</b>		<b>CAM:</b>	
<b>Elevators:</b>		<b>Loss Factor:</b>	%	<b>Management:</b>	\$	<b>NOI:</b>	\$
<b>Insurance:</b>	\$3,408	<b>Annual Inc:</b>	\$	<b>Annual Exp:</b>	\$		

<b>Topography:</b>		<b>Railroad Prov:</b>	
<b>Phone Co:</b>	FairPoint	<b>Power Co:</b>	Wolfe Municipal Elec
<b>Cable:</b>	MetroCast	<b>Fuel Co:</b>	

<b>Foundation:</b>	Field Stone , Other	<b>Exterior:</b>	Wood / Wood Siding
<b>Parking:</b>	1-10 Spaces	<b>Transport:</b>	
<b>Basement:</b>	Crawlspace	<b>Misc:</b>	
<b>Floors:</b>	Carpeted , Wood	<b>Heating/Cool:</b>	Other
<b>Roof:</b>	Metal	<b>Sale Includes:</b>	Land/Building
<b>Financing:</b>		<b>Utilities:</b>	Public Sewer , Public Water
<b>Construction:</b>	Wood Frame	<b>Location:</b>	Central Business District
<b>Type:</b>	Historic Building , Retail Condo	<b>Bldg Certific.:</b>	
<b>Fuel:</b>	Electric , Kerosene , Multi Fuel , Natural Gas		
<b>Disability Feat.:</b>	One Level Business , Paved Parking		

<b>Tax Rate:</b>	\$11.04	<b>Assmt:</b>	\$384,300.00	<b>Assmt Yr:</b>	2010
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Covenant:</b>	No	<b>County:</b>	Carroll	<b>Plan/Survey:</b>	
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	1696/ 306	<b>SPAN # (VT):</b>	--
<b>Map/Blck/Lot:</b>	217/ / 027	<b>Property ID:</b>			
<b>Project Bldg Name:</b>		<b>Home Energy Rating Index:</b>			
<b>Invest Info:</b>		<b>Lease Type:</b>			
<b>AC%:</b>	%	<b>Signage:</b>	Some	<b>Sprinkler:</b>	
<b>Excl Sale:</b>					

**DOM:** 560

**PREPARED BY**



**Ken Perry**  
**K A Perry Real Estate, LLC**  
**188 North Wolfeboro Road**  
**Wolfeboro, NH 03894**  
Lister: Ken Perry of K A Perry Real Estate, LLC

**Email :** ken@OlderHomesNH.com  
**Off. Ph# :** (603) 569-1563  
**Agt. Ph# :** (603) 569-1563 ext.  
**Cell Ph# :** (603) 387-2667  
**Fax Ph# :** (603) 569-9495

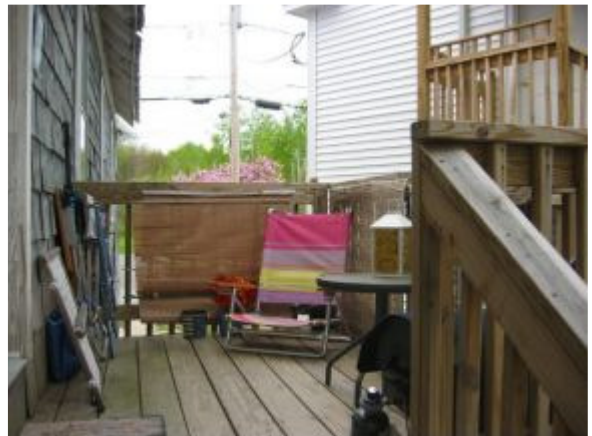


[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 09/08/2011 10:54 AM Printed By: Ken Perry

Photo Gallery MLS# C2820573A



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2011 Northern New England Real Estate Network, Inc. 09/08/2011 10:54 AM Printed By: Ken Perry

Photo Gallery MLS# C2820573A



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2011 Northern New England Real Estate Network, Inc. 09/08/2011 10:54 AM Printed By: Ken Perry