

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Lake Shore Storage Condominiums

2685 Lake Shore Rd, Gilford, NH 03249

Exclusively Represented By:

**Mitch Hamel**

Broker

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OFFERING MEMORANDUM

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# Meet Your Advisor

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# Property Information

## Section 1

# Property Description

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## Property Description

Introducing a rare new commercial condominium development in the heart of Gilford's Lakes Region. Being offered for sale for the first time, this unique project features 16 newly constructed garage/storage condominium units designed to meet a variety of personal and business needs. Common area includes a half bath and utility room. Whether you're a contractor seeking equipment storage, a small business owner in need of extra storage space, or a recreational enthusiast looking for a home base for your Lakes Region toys, these units offer exceptional versatility. Each unit includes a large overhead garage door either 12' x 12' or 12' x 10' an individual utility panel, providing the functionality and convenience needed for year-round use. Your utility choice can be a mini split offering heat and AC or a Reznor propane heater. Each unit boasts a 10" concrete slab for lift support and are over 14' in height. Store your boat, jet skis, snowmobiles, motorcycles, classic cars, tools, or equipment with confidence in a professionally managed development conveniently located on Lake Shore Road. Ownership is simple with a comprehensive condominium fee that includes electric, water, sewer, insurance, internet, landscaping, snow removal, janitorial services, and fire alarm monitoring. With limited availability and growing demand for flexible storage and workspace solutions in the Lakes Region, this is an outstanding opportunity to secure your place in Gilford's newest garage condominium community.

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# Complete Highlights

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## Property Highlights

- First-time offering of newly constructed garage and storage condominium units
- 16 units available in a professionally managed condominium development
- Excellent condition industrial self storage condominiums built in 2025
- Designed for personal storage, business use, or flexible workspace needs
- Large overhead garage doors in select 12' x 12' or 12' x 10' configurations
- Individual utility panels in each unit for added convenience
- Mini split heat and AC or Reznor propane heater utility options
- 10-inch concrete slabs designed for lift support
- Over 14-foot unit height for versatile storage capability
- Common area with half bath and utility room
- Comprehensive condominium fee includes electric, water, sewer, and insurance
- Internet, landscaping, snow removal, janitorial, and fire alarm monitoring included
- Paved road access
- RC zoning

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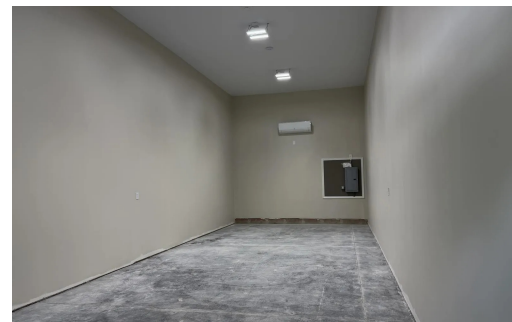
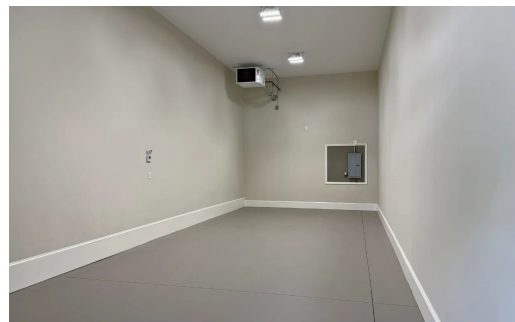
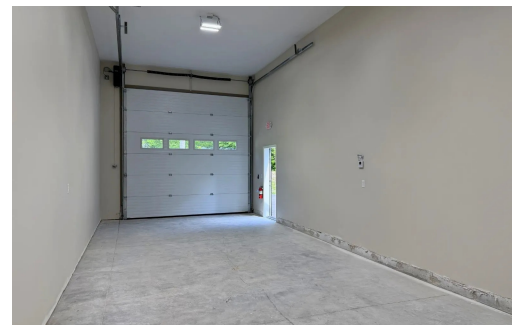
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# Additional Photos

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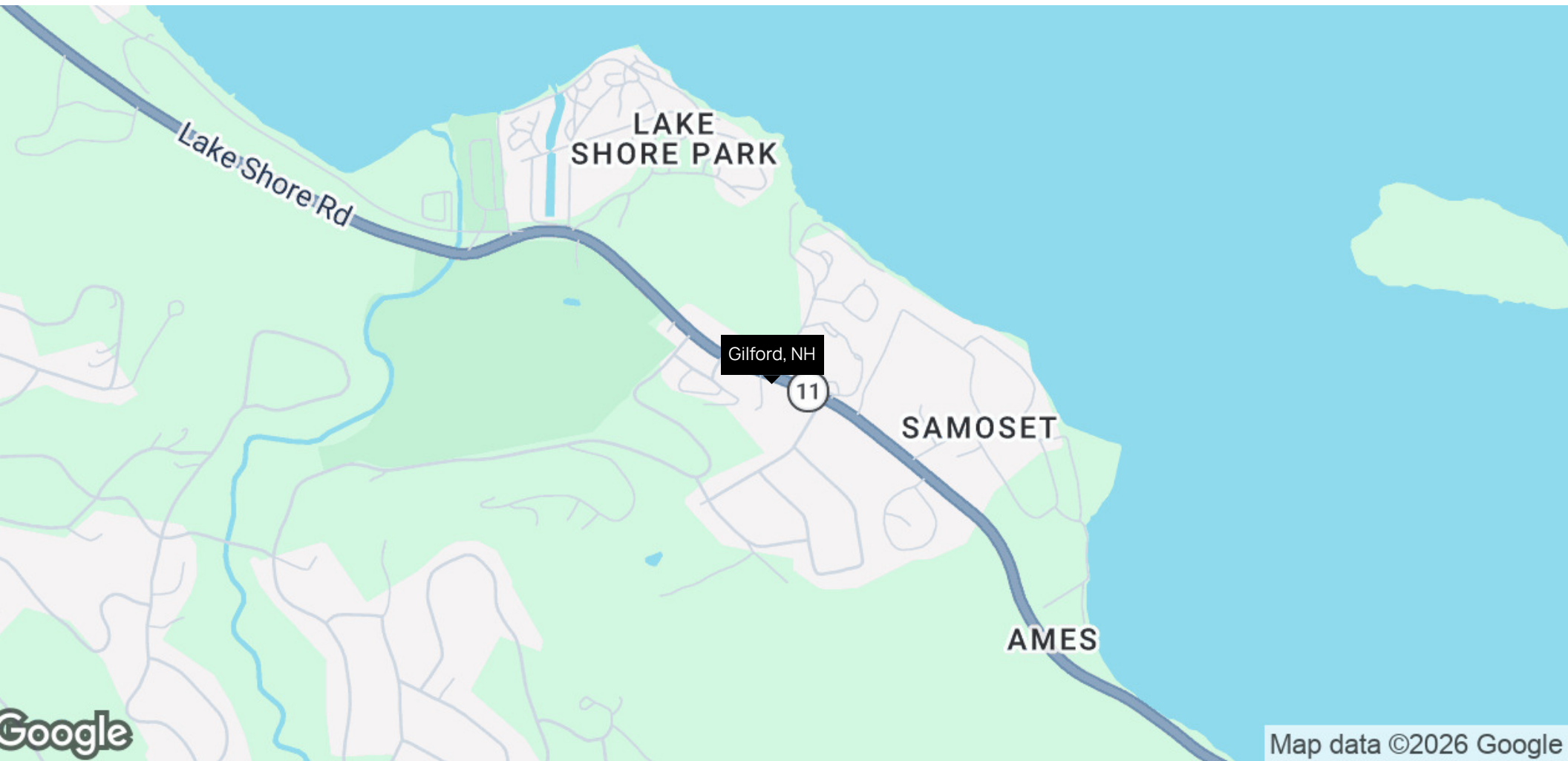
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# Location Information

## Section 2

# Regional Map

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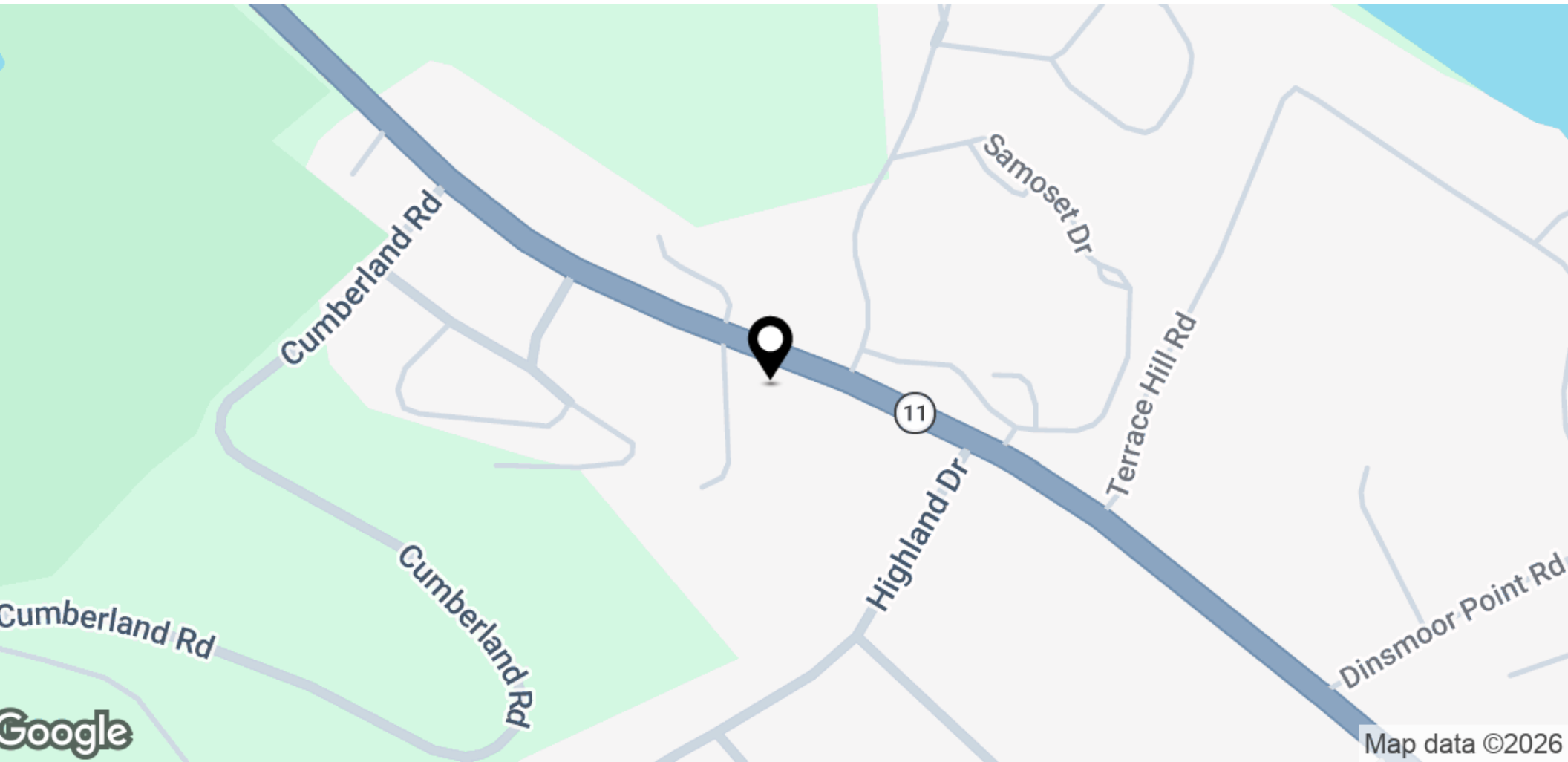
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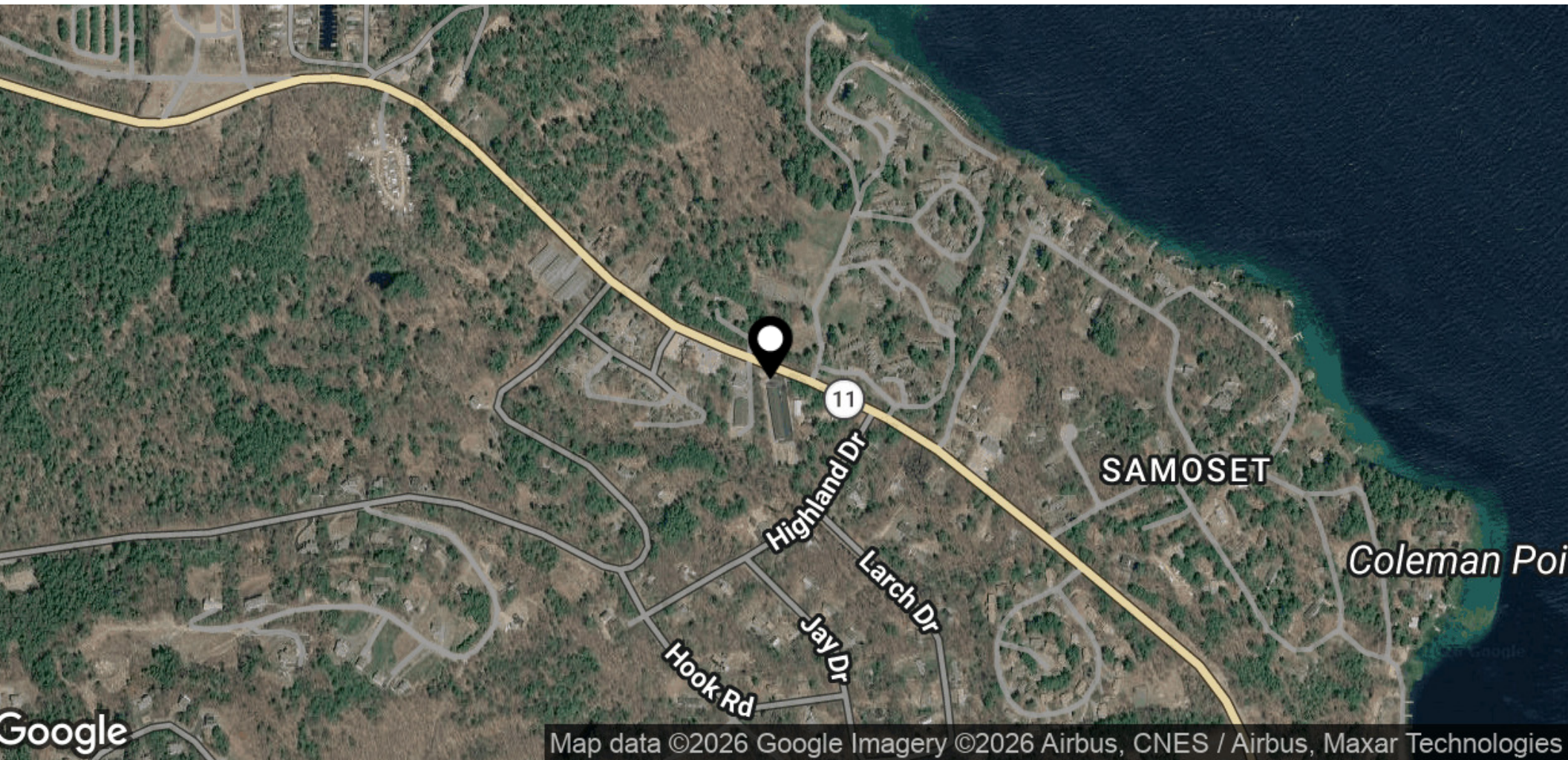
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# Aerial Map

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# Demographics

## Section 3

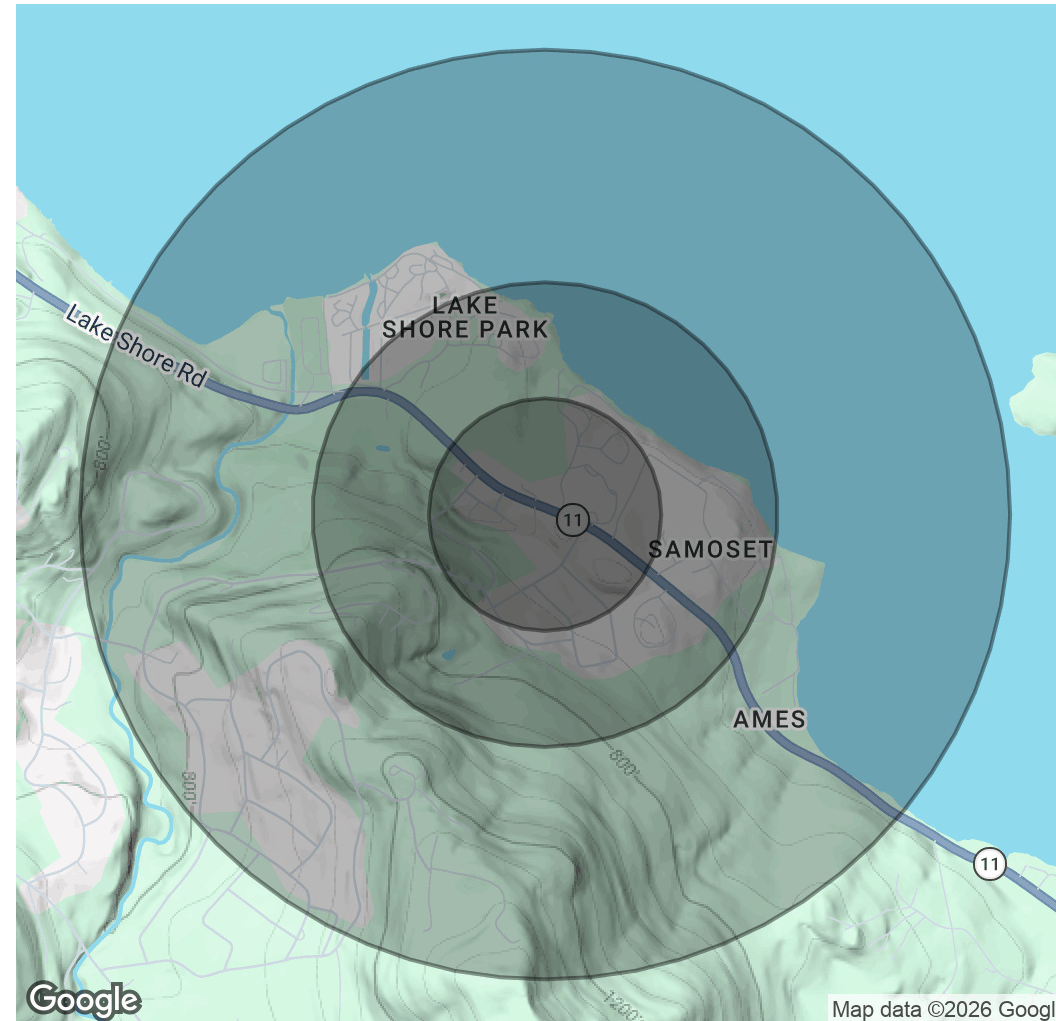
# Demographics Map & Report

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| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 25         | 100       | 377    |
| Average Age          | 57.4       | 56.4      | 56.7   |
| Average Age (Male)   | 56.2       | 55.3      | 55.6   |
| Average Age (Female) | 58.2       | 57.2      | 57.5   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 10         | 44        | 166       |
| # of Persons per HH | 2.5        | 2.3       | 2.3       |
| Average HH Income   | \$138,614  | \$124,664 | \$127,571 |
| Average House Value | \$399,962  | \$385,761 | \$384,315 |

2023 American Community Survey (ACS)



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