NAI Norwood Group
Commercial Real Estate Services, Worldwide

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Bedford, NH 03110
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Fax: (603) 647-4325 Email:
info@nainorwoodgroup.com

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PRIME REDEVELOPMENT OPPORTUNITY / COMMERCIAL PROPERTY

FOR SALE

95 LAKE STREET, GILFORD, NH 03249

3.58 TOTAL ACRES AVAILABLE
8,748 ± SF (EXISTING BUILDING) AVAILABLE

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PROPERTY INFORMATION



FOR SALE

95 LAKE STREET, GILFORD, NH 03249

INQUIRE WITH BROKER FOR PRICING

DESCRIPTION:

Prime commercial property in the heart of New Hampshire's Lakes Region. This 3.58-acre site features an existing 8,748+/- SF building, formerly operated as a restaurant and nightclub, offering immediate use or significant redevelopment potential.

As-Is Opportunity

Acquire the property with the existing building intact. Ideal for continued restaurant, entertainment, retail, or related commercial uses. The structure provides a solid foundation for operators seeking a ready platform in a high-visibility location.

Redevelopment Potential

The commercially zoned acreage presents multiple higher-and-better-use possibilities, including:

- Potential development of up to approximately 60 units of workforce or elderly housing
- Hotel or hospitality development capitalizing on Lakes Region tourism demand

Located in Gilford near Lake Winnipesaukee and popular destinations such as Weirs Beach, Gunstock Mountain Resort, and major regional attractions, the site benefits from strong seasonal and year-round traffic.

Buyer to perform independent due diligence regarding zoning, permitting, environmental conditions, utilities, and all development feasibility. All information is believed accurate but is not guaranteed; prospective buyers should verify all details.

An exceptional opportunity for investors, developers, or owner-users seeking a flexible commercial asset in a desirable Lakes Region location. Contact us today for additional information or to schedule a private tour.

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	6,523	27,099	50,689
Households	3,144	12,459	23,026
Families	1,888	7,468	14,488
Avg HH Size	2.05	2.13	2.17
Median Age	53.9	49.3	50.7
Median HH Income	$101,943	$91,460	$99,236
Avg HH Income	$131,923	$115,523	$121,154

BUSINESSES (10 MILE)

2,888
TOTAL BUSINESSES

28,073
TOTAL EMPLOYEES

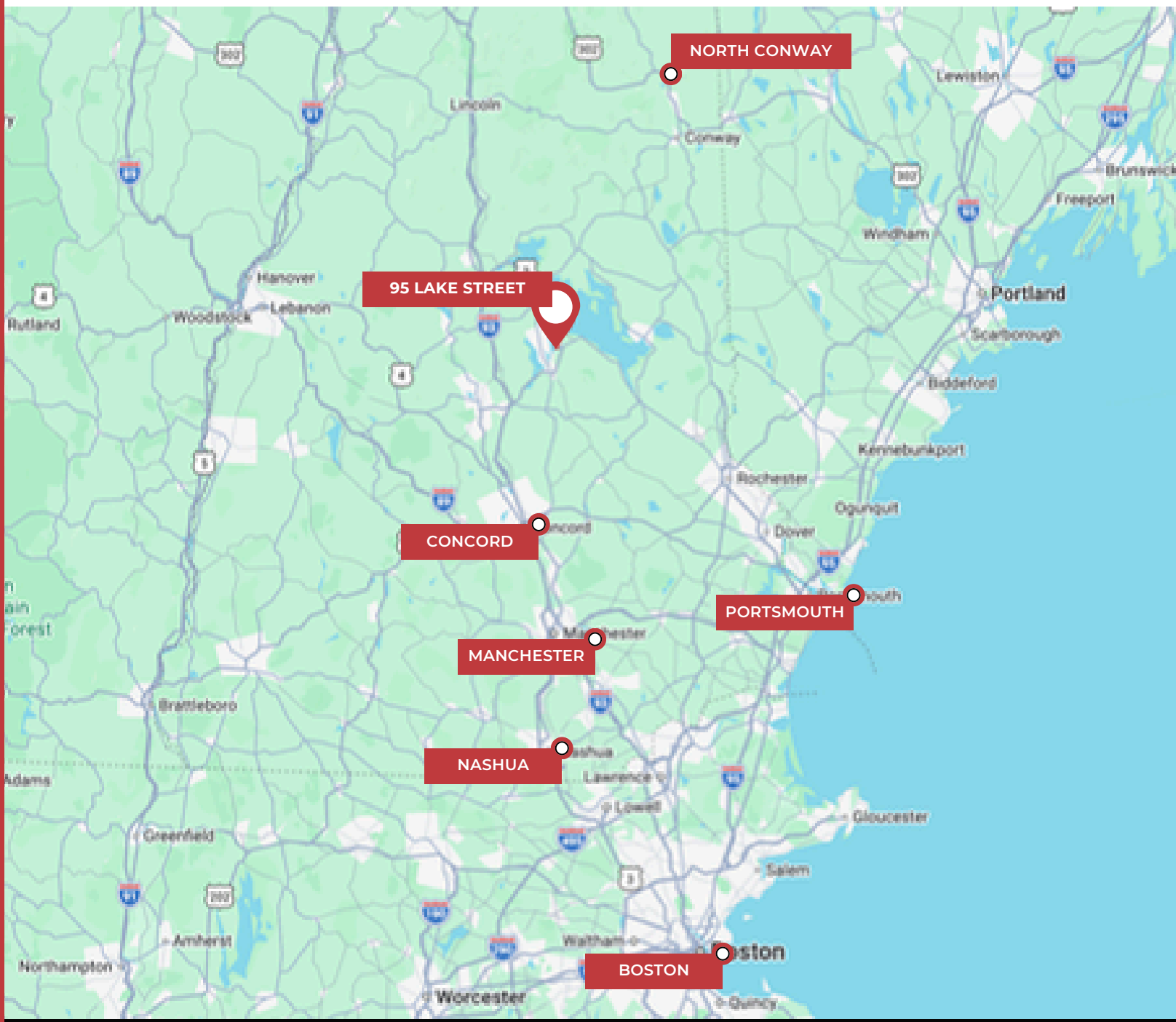
INCOME (10 MILE)

$99,236
MEDIAN HH INCOME

$54,990
PER CAPITA INCOME

$421,222
MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Boston, MA	1 hr 54 mins	**N. Conway, NH**	1 hr 23 mins
Manchester, NH	58 mins	**Concord, NH**	41 mins
Nashua, NH	1 hr 14 mins	**Portsmouth, ME**	1 hr 13 mins

PHOTOS









AGE RESTRICTED HOUSING CONCEPT



PROPOSED 3 STORY SENIOR HOUSING BUILDING

- **60 UNITS**
- **85 SPACES**

HOTEL CONCEPT



PROPOSED 4 STORY HOTEL

- **107 ROOMS**
- **115 PARKING SPACES**
- **16,602 SF FOOTPRINT**

DOCUMENTS & DISCLOSURES

NAI Norwood Group
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Bedford, NH 03110
www.nainorwoodgroup.com

SELLER'S DISCLOSURE

Property Address 95 Lake Street
Gilford, NH 03249

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: Public water
Location: Municipal
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: N/A
Problems with system: None

SEWERAGE DISPOSAL SYSTEM
Size of Tank: N/A
Type of system: ~~[illegible]~~ Town of Gilford Municipal Sewer
Location: Town Sewer
Malfunctions: None
Age of system: Unknown
Date most recently serviced: N/A
Name of Contractor who services system: N/A

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NH CIBOR, 166 South River Road Bedford, NH 03110 Phone (603)623-8100 Fax
PATRICIA VISCONTE
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SELLER'S DISCLOSURE, CONT.

Property Address 95 Lake Street
Gilford, NH 03249

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 477:3-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 sire 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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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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