

NOW
AVAILABLE



2685 Lake Shore Road, Gilford NH 03249

560 SF | \$169,000-\$200,000

The seasons, they are a changing...is it time to put your toys in heated storage? 15 units remaining! Introducing a rare new commercial condominium development in the heart of the Lakes Region. Being offered for sale for the first time, this unique project features 16 newly constructed garage/storage units designed to meet a variety of personal and business needs. With limited availability and growing demand for flexible storage and workspace solutions in the area, this is an outstanding opportunity to secure your place in Gilford's newest garage condominium community.



Mitch Hamel
Realtor
603-387-7027
mitch.hamel@verani.com
www.berkshirehathawayhs.com/

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI REALTY

Berkshire Hathaway HomeServices Verani Realty • 287 Daniel Webster Hwy. Belmont, NH 03220
(603) 527-1111 • <http://www.verani.com>

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Commercial Sale

5094648

Active

2685 Lake Shore Road

Gilford

Unit/Lot... 10

NH 03249

Listed: 6/14/2026

Closed:

DOM: 103

\$175,000



County

VillDstLoc

Year Built

Building Area Total

Building Area Source

Total Available Area

Total Available Area Source

Zoning

Road Frontage

Road Frontage Length

Lot Size Acres

Traffic Count

Loss Factor Percentage

Vacancy Factor

NH-Belknap

2026

9,600

Plans

560

Plans

RC

Yes

1.27

Taxes TBD

No

Tax Year Notes

Tax Annual Amount \$1,286.91

Tax Year 2025

Gross Income

Operating Expense

Net Income



Date Initial Showings Begin

Business TypeIndustrial

Business Type UseGarage, Self Storage

Property Panorama VTour

Directions

Public Remarks The seasons, they are a changing...is it time to put your toys in heated storage? 15 units remaining! 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' x12' 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.

STRUCTURE

Construction MaterialsWood Frame, Vinyl Siding

Foundation DetailsConcrete, Poured Concrete, Concrete Slab

RoofAsphalt Shingle

Building Number

Total Units1

of Stories1

Divisible SqFt Min

Divisible SqFt Max

List \$/SqFt Total Available \$312.50

BasementNo

Basement Access Type

Basement DescriptionConcrete, Slab

Ceiling Height14.5

Total Drive-in Doors1

Total Loading Docks

Total Door Height12

Dock Levelers

Elevators

Dock Height

LEVELTYPEDESCRIPTION			FINANCIAL DETAILS
UNIT 1	1	Storage	Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

UTILITIES

HeatingDirect Vent, Electric, Individual, Wall Units, Propane, Mini Split

GasNatAval

CoolingMini Split

Water SourcePublic

SewerPublic

Electric100 Amp Service, 3 Phase

UtilitiesNone

InternetHigh Speed Intrnt at Site

Fuel Company

Phone Company

Cable Company

Electric Company

Internet Service Provider

LOT & LOCATION

Submarket		Lot Features	Near Skiing, Near Snowmobile Trails, Condo Development, Level, Major Road Frontage, Open	Waterfront Property	
Project Building Name	Lake Shore Storage Condominium	Zoning Description	Commercial Zoning, Residential	Water View	
ROW Length				Water Body Access	
ROW Width				Water Body Name	
ROW Parcel Access				Water Body Type	
ROW to other Parcel				Water Frontage Length	
				Waterfront Property Rights	
				Water Body Restrictions	
Surveyed					
Surveyed By					

FEATURES

Parking Features	Paved	Building Features	Fire System
Air Conditioning Percent	100	Green Verification Body	
Sprinkler		Green Building Verification Type	
Signage		Green Verification Year	
Railroad Available		Green Verification Rating	
Railroad Provider		Green Verification Metric	
		Green Verification Status	
		Green Verification Source	
		Green Verification NewCon	
		Green Verification URL	

PUBLIC RECORDS

Deed Recorded Type	Warranty	Map	267	Tax Rate	
Total Deeds		Block	202	Tax Class	
Deed Book	3539	Lot	010	Property Tax Relief Program	
Deed Page	0132	SPAN#		Land Gains	
Property ID				Assessment Year	
Plan Survey Number				Assessment Amount	

DISCLOSURES

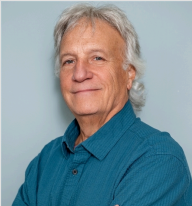
Foreclosed/Bank-Owned/REO (Legacy)		Financing-Current	
Sale Includes	Building Only, Garage	Financing-Possible Opt	
Exclusions			
Investment Info		Auction Date	
Flood Zone	Unknown	Auction Time	
Seasonal	No	Auctioneer Name	
Easements		Auctioneer License Number	
Covenants	Yes	Auction Price Determnd By	

PREPARED BY

Mitch Hamel
Cell: 603-387-7027
mitch.hamel@verani.com

My Office Info:
BHHS Verani Belmont
287 Daniel Webster Highway.

Belmont NH 03220
Off: 603-527-1111



Lake Shore Storage Condominium

2685 LakeShoreRoad
Gilford, New Hampshire 03249

GENERAL SPECIFICATIONS

Sewer – Public (Town of Gilford)

Water – Well Water

Internet – Shared Access

Foundation - Cement Slab – 4 Inches Thick – 4,000 PSI w/Grid Wiring

Roof – IKO 30-Year Architectural Fiberglass Shingles (Cambridge Dual Black)

Exterior Siding – Vinyl Siding with Azek Trim and Aluminum Wrap on Rakes and Fascia

Exterior Walls – 2"x8" Construction w/Blown-In Insulation

Interior Partition Walls – 2"x6" Construction w/Batt Insulation

Interior Walls & Ceiling – 5/8" Blueboard w/Smooth Skim-Coat Plaster

Interior Trim – Baseboard will be 5 ¼ Inch Primed Finger-Jointed Speedbase and Casings will be 2 ½ Inch Primed Finger-Jointed Colonial

Interior Paint (Walls, Ceiling and Trim) – Prep work, Primer and Finish Painting

Common Bathroom (1) – Shared Key-Access Bathroom with Handicap Toilet and Sink

UtilityRoom(1) – Housing for Common Electric Panel and Well Pump with Exterior Hot/Cold Water Spigot

Windows & Doors – Bathroom & Utility Room – (1) Each - Walcott New Construction Double Hung (6/1 Lite Contoured w/ White Grille in Airspace) and Two-Panel Fiberglass Door

Exterior Lights & Security Cameras – Per Specifications

Lake Shore Storage Condominium

2685 LakeShoreRoad
Gilford, New Hampshire 03249

STORAGE BAY SPECIFICATIONS

Storage Bays - (16) Individual Units

Total Square Footage – Approximately 600 sf (15' Wide x 40' Long)

Ceiling Height – 14.5 Feet

Garage Doors – Single Insulated Steel Door with Windows - End Units 10'x12' and Interior Units 10'x10'

Entry Doors – 3' Wide by 6'8" High 9-Light Fiberglass Door

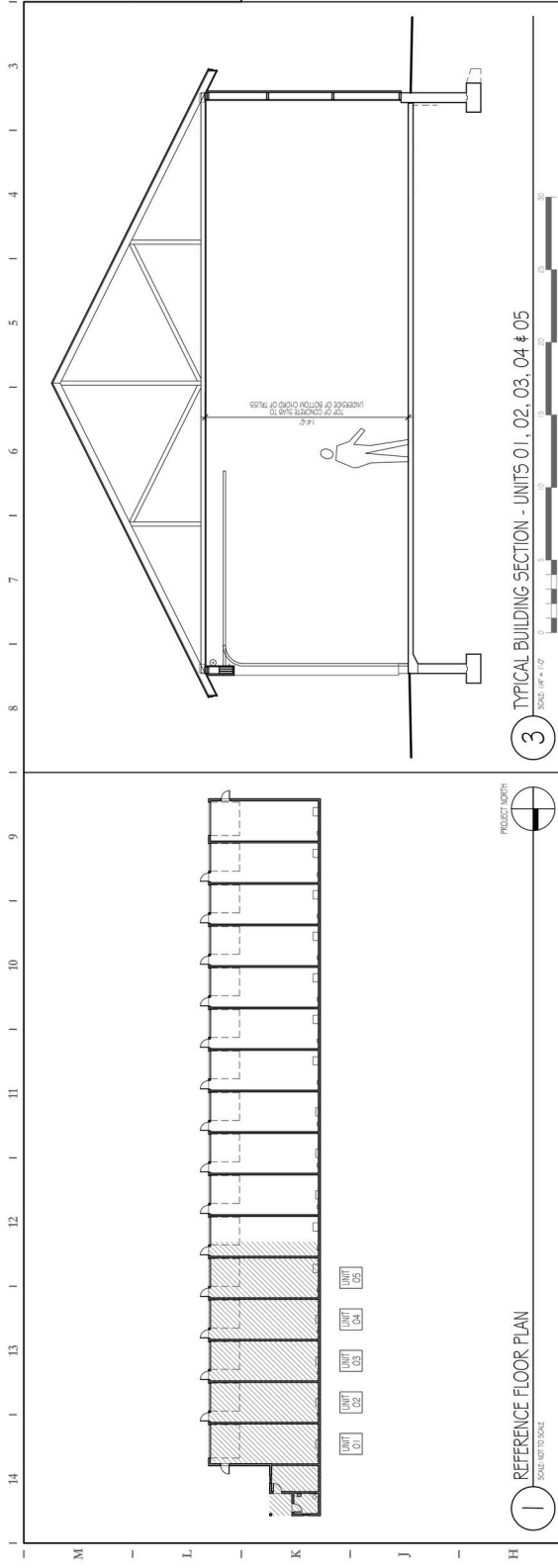
Electrical – 100 Amp 3-Phase Service in Each Unit

Interior Lights and Electrical Outlets – Per Code

Heating – (9) Units – Reznor UDX-75 Fan Unit Propane Heater

Heating/Airconditioning – LG Art Cool Premier Electric Single Zone Inverter

Flooring – Cement w/Optional Epoxy Coating at Extra Cost



1 REFERENCE FLOOR PLAN
SCALE: 1/8" = 1'-0"

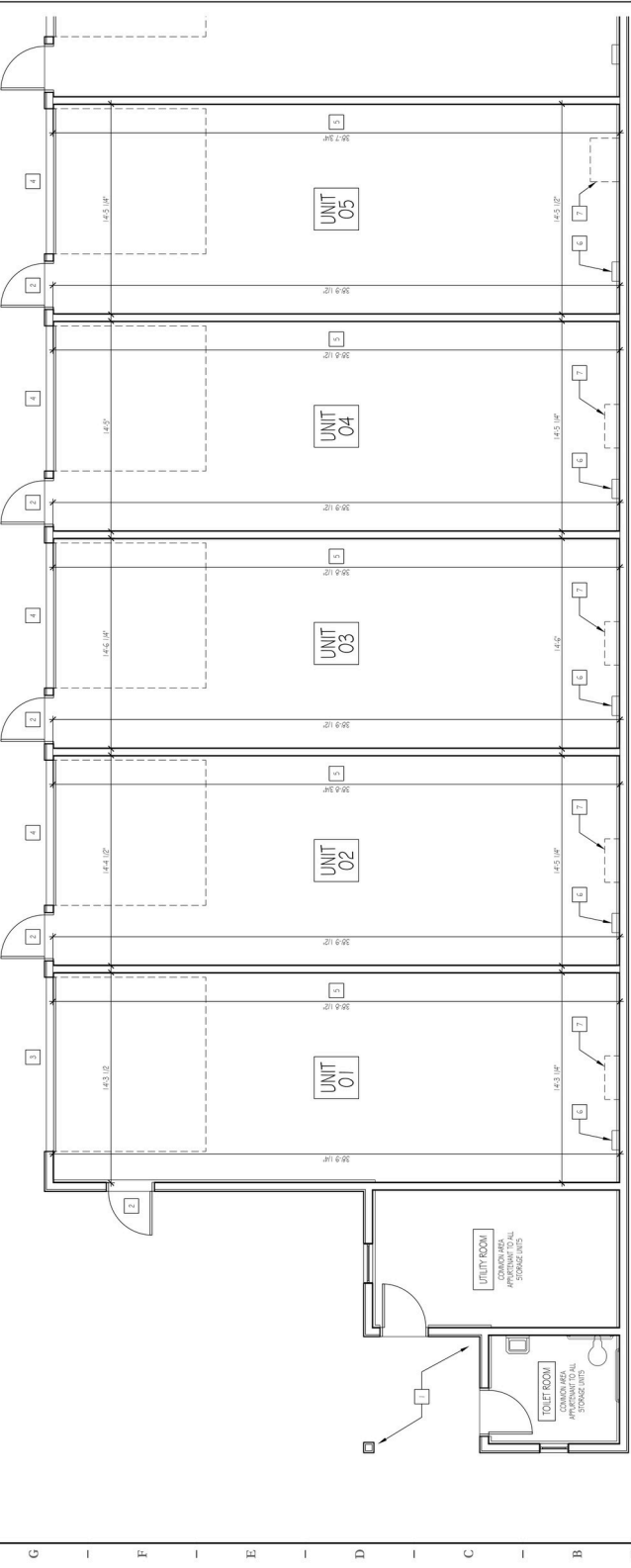
3 TYPICAL BUILDING SECTION - UNITS 01, 02, 03, 04 & 05
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. PROJECT NAME AND LOCATION:
LAKE SHORE STORAGE CONDOMINIUM
2685 LAKE SHORE ROAD
GILFORD, NEW HAMPSHIRE
TAX MAP: 267-202-000

B. OWNER OF RECORD:
LAKE SHORE ROAD STORAGE DEVELOPMENT, LLC
5 DUNSMON LANE
LAKE SHORE, NEW HAMPSHIRE 03499
BOOK: 3539 PAGE: 01.02

C. ALL LINEAR DIMENSIONS SHOWN ARE FROM THE INSIDE FACE OF NEW INTERIOR WOOD STUD WALLS, AND UNDERLIE OF DIMENSIONS OF THE ENGINEERED ROOF TRUSSES, UNLESS OTHERWISE NOTED.



2 FLOOR PLAN - UNITS 01, 02, 03, 04 & 05
SCALE: 1/8" = 1'-0"

KEY NOTES

1. ROOF TRUSSES AND COVERED STOOD FOR ENTRY ACCESS TO COMMON AREAS.

2. ROOF TRUSSES SHOWN FOR 5/8" x 6" HINGED PASSAGE DOOR.

3. ROOF TRUSSES SHOWN FOR 1/2" x 1/2" OVERLAP SECTIONAL DOOR.

4. ROOF TRUSSES SHOWN FOR 1/2" x 1/2" OVERLAP SECTIONAL DOOR.

5. DIMENSIONS IN AREA UNDER 1/2" x 1/2" HINGED PASSAGE DOOR AT OVERLAP SECTIONAL DOOR TO INSIDE FACE OF STUD AT BACK WALL OF UNIT.

6. APPROXIMATE LOCATION OF INCOMING ELECTRICAL SERVICE FOR UNIT.

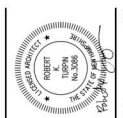
7. APPROXIMATE LOCATION OF HVAC SERVICE FOR UNIT, ABOVE.

CERTIFICATION

UNLESS NOTED, THIS PLAN IS A PRELIMINARY PLAN. FOR THE PURPOSES OF RECORD, THIS PLAN IS A PRELIMINARY PLAN. THE DIMENSIONS OF THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION. THE DIMENSIONS OF THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION.

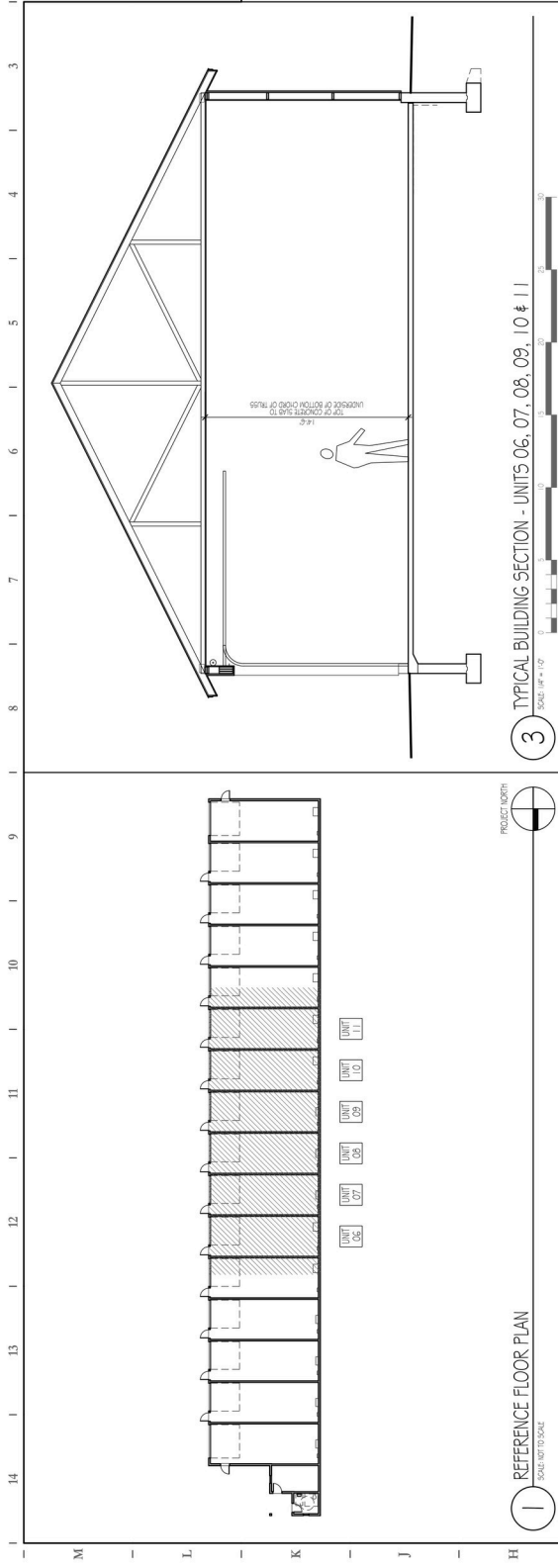
DATE: 03/03/2021
SCALE: AS NOTED
PROJECT NAME: LAKE SHORE STORAGE CONDOMINIUM
PROJECT NUMBER: 2685

Lake Shore Storage Condominium
2685 Lakeshore Road
Gilford, New Hampshire



CONTRACT NO. 2685-21
ISSUED BY: MISIASZEK TURPIN, PLLC
ISSUE: 03/03/2021
DATE: 03/03/2021
SCALE: AS NOTED
PROJECT NAME: LAKE SHORE STORAGE CONDOMINIUM
PROJECT NUMBER: 2685

A-1



1 REFERENCE FLOOR PLAN
SCALE: 1/8" = 1'-0"

3 TYPICAL BUILDING SECTION - UNITS 06, 07, 08, 09, 10 & 11
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. PROJECT NAME AND LOCATION:
LAKE SHORE STORAGE DEVELOPMENT, LLC
CONDOMINIUM
2685 LAKESHORE ROAD
GILFORD, NEW HAMPSHIRE
TAX MAP: 267-202-000
- B. OWNER OF RECORD:
LAKE SHORE ROAD STORAGE DEVELOPMENT, LLC
5 EMERSON LANE
LAKE SHORE, NEW HAMPSHIRE 03499
PHONE: 603.527.1617
FAX: 603.527.1618
misiaszekturpin.com
- C. ALL LINEAR DIMENSIONS SHOWN ARE FROM THE INSIDE FACE OF NEW INTERIOR WOOD STUD WALLS, AND UNDERLIE OF DIMENSIONS OF THE ENGINEERED ROOF TRUSSES, UNLESS OTHERWISE NOTED.

- KEY NOTES
- 1. ROOF OPENING SIZED FOR 5.5 x 6.5 PRING PASSAGE DOOR.
 - 2. ROOF OPENING SIZED FOR 10.0 x 10.0 OVERHANG SECTIONAL DOOR.
 - 3. DIMENSIONS IN AREA UNDER 10.0 x 10.0 PRING ARE BASED AT OVERHANG SECTIONAL DOOR TO INSIDE FACE OF STUD AT BACK WALL OF UNIT.
 - 4. APPROXIMATE LOCATION OF INCOMING ELECTRICAL SERVICE FOR UNIT.
 - 5. APPROXIMATE LOCATION OF PRING SERVICE FOR UNIT, ABOVE.

CERTIFICATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS, MATERIALS, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS APPLICABLE, AND ALL UNITS SHOWN ARE CONSIDERED TO BE IN ACCORDANCE WITH THE IBC, AS APPLICABLE.

2 FLOOR PLAN - UNITS 06, 07, 08, 09, 10 & 11
SCALE: 1/8" = 1'-0"



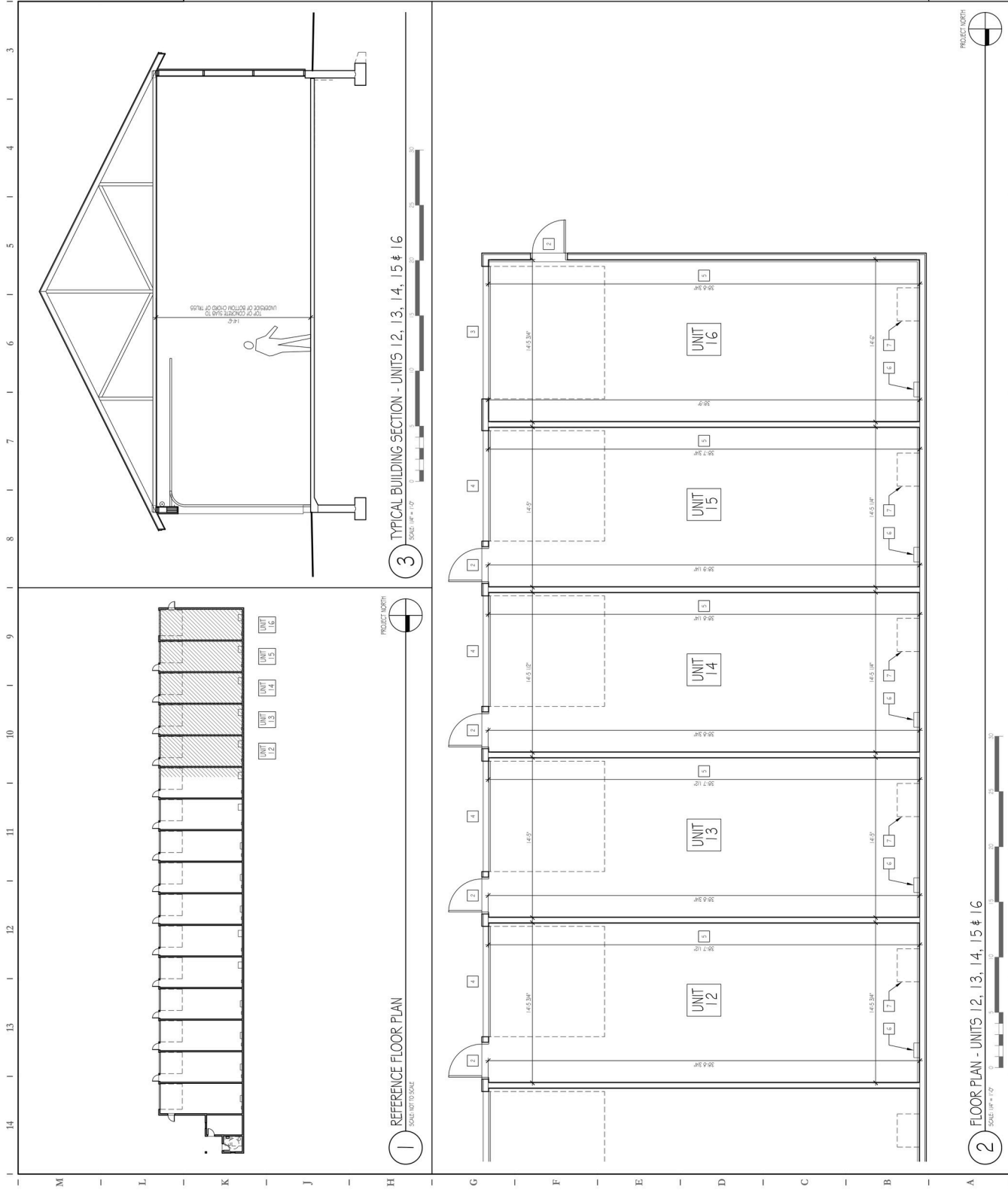
Lake Shore Storage Condominium
2685 Lakeshore Road
Gilford, New Hampshire



OWNER: MISIASZEK TURPIN, PLLC
ARCHITECT: MISIASZEK TURPIN, PLLC
DATE: 2024.02.21
SCALE: AS NOTED
PROJECT NUMBER: 2250

Condominium Subdivision
STORAGE UNITS
06, 07, 08, 09, 10 & 11
DATE: 2024.02.21
SCALE: AS NOTED
PROJECT NUMBER: 2250

A-2



GENERAL NOTES

A. PROJECT NAME AND LOCATION:
LAKE SHORE STORAGE DEVELOPMENT, LLC
CONDOMINIUM
2685 LAKESHORE ROAD
GILFORD, NEW HAMPSHIRE
TAX MAP 267-202-000

B. OWNER OF RECORD:
LAKE SHORE ROAD STORAGE DEVELOPMENT, LLC
5 EMERSON LANE
LAKE SHORE, NEW HAMPSHIRE 03499
BOOK 5539 PAGE 0132
(P) 603.527.1617
(F) 603.527.1618
misiaszekturpin.com

C. ALL LINEAR DIMENSIONS SHOWN ARE FROM THE INSIDE FACE OF NEW INTERIOR WOOD STUD WALLS, AND UNDERLIE OF DIMENSIONS OF THE ENGINEERED ROOF TRUSS, UNLESS OTHERWISE NOTED.

KEY NOTES

1. -

2. ROUGH OPENING SIZED FOR 60 INCHES INSIDE DOOR.

3. ROUGH OPENING SIZED FOR 14.5' 10.0 OVERHANG SECTIONAL DOOR.

4. ROUGH OPENING SIZED FOR 10.0' 10.0 OVERHANG SECTIONAL DOOR.

5. DIMENSIONS IN AREA SHOWN ARE FOR ROUGH OPENING AND ARE AT OVERHANG SECTIONAL LOOK TO INSIDE FACE OF STUD AT BACK WALL OF UNIT.

6. APPROXIMATE LOCATION OF INCOMING ELECTRICAL SERVICE FOR UNIT.

7. APPROXIMATE LOCATION OF HVAC SERVICE FOR UNIT, ABOVE.

CERTIFICATION

I, **MISIASZEK TURPIN, PLLC**, CERTIFY THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF NEW HAMPSHIRE, AND THAT I HAVE PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROFESSIONAL SEAL AND ALL APPLICABLE REGULATIONS. I HAVE NOTED ANY CONFLICTS WITH THE RECORD DRAWINGS AND HAVE MADE THE NECESSARY REVISIONS. I HAVE NOTED ANY CONFLICTS WITH THE RECORD DRAWINGS AND HAVE MADE THE NECESSARY REVISIONS. I HAVE NOTED ANY CONFLICTS WITH THE RECORD DRAWINGS AND HAVE MADE THE NECESSARY REVISIONS.

SIGNED: _____ DATE: _____

Lake Shore Storage Condominium
2685 Lakeshore Road
Gilford, New Hampshire



CONDOMINIUM SUBDIVISION
STORAGE UNITS
12, 13, 14, 15 & 16

DATE: 2024-02-21
SCALE: AS NOTED
PROJECT NUMBER: 2250

A-3

MONTHLY ESTIMATE
COMMON AREA ASSESSMENTS & CAPITAL RESERVE ACCOUNT
For
Lake Shore Storage Condominium
2685 LakeShore Road
Gilford,NH 03249

COMMON AREA ASSESSMENTS

General Liability Insurance	\$450.00	Monthly
Landscaping and Snow Removal	\$900.00	Monthly
Janitorial Services	\$120.00	Monthly
Common Electric	\$200.00	Monthly
Town Sewer/Well Water	\$ 20.00	Monthly
Internet	\$175.00	Monthly
Fire Alarm Monitoring	\$ 50.00	Monthly
Miscellaneous Fees &Supplies	\$ 60.00	Monthly

Total Common Area Assessments	\$ 1,975.00	Monthly
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CAPITAL RESERVE ACCOUNT

\$ 25.00	Monthly
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\$ 2,000.00	Monthly
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DIVIDEDBY16UNITS=\$125.00PER UNIT MONTHLY

Property Address 2685 Lake Shore Road

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: Well
 Location: Near Road
 Malfunctions: No
 Date of Installation: 2025 Connected
 Date of most recent water test: None
 Problems with system: no

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Town Sewer
 Type of system: _____
 Location: _____
 Malfunctions: _____
 Age of system: _____
 Date most recently serviced: _____
 Name of Contractor who services system: _____

Property Address 2685 Lake Shore Road

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 477:4-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 site 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.

Property Address 2685 Lake Shore Road

Gilford, NH 03249

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 2685 Lake Shore Road

Unit Number (if applicable): _____

Town: Gilford

<i>Thomas J. Schank, Manager</i>	dotloop verified 07/13/26 11:29 AM EDT MBP4-Y3ZM-2KSQ-C0RJ
SELLER	Date

<i>Michelle A. Schank, Manager</i>	dotloop verified 07/10/26 1:25 PM EDT WZUY-74UF-XK0V-S2SJ
SELLER	Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER	Date

BUYER	Date



NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:

Thomas J Schank, Manager
dotloop verified
06/12/26 11:32 AM EDT
2957-EKJK-MSKK-FAYD

NAME

06/12/2026

DATE

Michelle A Schank, Manager
dotloop verified
06/12/26 9:51 AM EDT
RMJJ-YUTT-IKZT-3WWT

NAME

06/12/2026

DATE

E # 2212313 10/28/2022 10:12:32
 Book 3539 Page 132 Page 1 of 2
 Register of Deeds, Belknap County

Judith A. McHath



Return to:
 Lake Shore Road Storage Development, LLC
 5 Emerson Lane
 Middleton, MA 01949



WARRANTY DEED

\$4035.00

KNOW ALL MEN BY THESE PRESENTS: That LTD 2685 Storage, LLC, a New Hampshire limited liability company, with a mailing address of 13 Lake Potanipo Road, Brookline, NH 03033, for consideration paid grants to Lake Shore Road Storage Development, LLC, a Massachusetts limited liability company, with a mailing address of 5 Emerson Lane, Middleton, MA 01949, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, on the westerly side of the highway, known as Route #11, leading from Lakeport, so-called, to Alton Bay, in Gilford, County of Belknap and State of New Hampshire, bounded and described as follows:

Commencing on said highway at the northwest corner of said tract at an iron pin driven in the ground and running in a southerly direction on a stone wall four hundred and fifty six (456) feet, more or less, to an iron pin driven in the ground; thence turning and running in a southeasterly direction one hundred forty (140) feet to an iron pin driven in the ground; thence turning and running in a northerly direction four hundred and fifty six (456) feet to an iron pin driven in the ground at above mentioned highway; thence turning and running on a wall by said highway in a northwesterly direction one hundred and forty (140) feet to the iron pin at the point begun at.

Subject to an Easement Deed from DASLTK, LLC to Public Service Company of New Hampshire d/b/a Eversource Energy, date June 25, 2019 and recorded in the Belknap County Registry of Deeds at Book 3249, Page 955.

Meaning and intending to describe and convey the same premises conveyed to LTD 2685 Storage, LLC by Short Form Warranty Deed dated September 4, 2019 with the Belknap County Registry of Deeds at Book 3262, Page 0399.

Homestead rights do not apply.





Property Card: 2685 LAKE SHORE RD MST
Town of Gilford, NH

NO PHOTO
AVAILABLE

Parcel ID: 267-202-000

Owner: LAKE SHORE ROAD STOR
Mailing Address: DEVMT, LLC
5 EMERSON LANE
MIDDLETON, MA 01949

General Information

State Class: 911
Neighborhood: 351
Zone: RC
Total Acres: 1.27

Sale History

Book/Page: 3539-0132
Deed Date:
Sale Date: 0
Sale Price: 0

Building Details

Living Units: 0
Style:
Year Built:
MT/FP Opening:
Stories: 0
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:
WB/FP Openings:
Heating Type:
Fuel Type:
Total Living Area:

FBLA SF:
Total OBY Value: 0
Validity:

Notes: ECO=04/01/25=40%

2026 SUBDIV. - 16 CONDO UNITS



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.