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

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.

Commercial Sale **2685 Lake Shore Road** **Listed: 6/14/2026** **$185,000**
5094653 **Gilford** **NH 03249** **Closed:**
Active **Unit/Lot... 3** **DOM: 103**

County	NH-Belknap	**Taxes TBD**	No
VillDstLoc		**Tax Year Notes**	
Year Built	2026	**Tax Annual Amount**	$1,286.91
Building Area Total	9,600	**Tax Year**	2025
Building Area Source	Plans	**Gross Income**	
Total Available Area	562	**Operating Expense**	
Total Available Area Source	Plans	**Net Income**	
Zoning	RC		
Road Frontage	Yes		
Road Frontage Length			
Lot Size Acres	1.27		
Traffic Count			
Loss Factor Percentage			
Vacancy Factor			

Property Panorama VTour

Date Initial Showings Begin

Business Type Industrial
Business Type Use Garage, Self Storage

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. This unit features an already completed epoxy floor. 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 Materials	Wood Frame, Vinyl Siding	**Building Number**	
Foundation Details	Concrete, Poured Concrete, Concrete Slab	**Total Units**	1
Roof	Asphalt Shingle	**# of Stories**	1
		Divisible SqFt Min	
Basement	No	**Divisible SqFt Max**	
Basement Access Type		**List $/SqFt Total Available**	$329.18
Basement Description	Concrete, Slab		

Ceiling Height	14.5	**Total Drive-in Doors**	1	**Total Loading Docks**	
Total		**Door Height**	12	**Dock Levelers**	
Elevators				**Dock Height**	

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Storage	
UNIT 2			
UNIT 3			
UNIT 4			
UNIT 5			
UNIT 6			
UNIT 7			
UNIT 8			

FINANCIAL DETAILS

Expenses - CAM
Expenses - Taxes
Expense - Utility
Expenses - Insurance
Expenses - Management
Expenses - Maintenance

UTILITIES

Heating	Direct Vent, Electric, Individual, Wall Units, Propane, Mini Split	**Utilities**	None
GasNatAval		**Internet**	High Speed Intrnt at Site
Cooling	Mini Split		
Water Source	Public		
Sewer	Public	**Fuel Company**	
Electric	100 Amp Service, 3 Phase	**Phone Company**	
		Cable Company	
		Electric Company	
		Internet Service Provider	

LOT & LOCATION

Submarket
Project Building Name Lake Shore Storage Condominium

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed Yes
Surveyed By

Lot Features Near Skiing, Near Snowmobile Trails, Condo Development, Level, Major Road Frontage, Open
Zoning Description Commercial Zoning, Residential

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Parking Features Paved

Building Features Fire System

Air Conditioning Percent 100
Sprinkler
Signage

Railroad Available
Railroad Provider

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed Recorded Type Warranty
Total Deeds
Deed Book 3539
Deed Page 0132

Map 267
Block 202
Lot 003
SPAN#

Tax Rate
Tax Class

Property Tax Relief Program
Land Gains

Assessment Year
Assessment Amount

Property ID
Plan Survey Number

DISCLOSURES

Foreclosed/Bank-Owned/REO (Legacy)
Sale Includes Building Only, Garage
Exclusions
Investment Info
Flood Zone No
Seasonal No
Easements
Covenants Yes

Financing-Current
Financing-Possible Opt

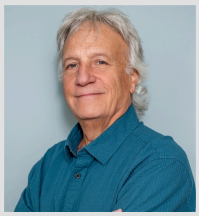
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

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



BERKSHIRE HATHAWAY HomeServices Verani Realty

Listed by: Mitch Hamel/ BHHS Verani Belmont

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

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

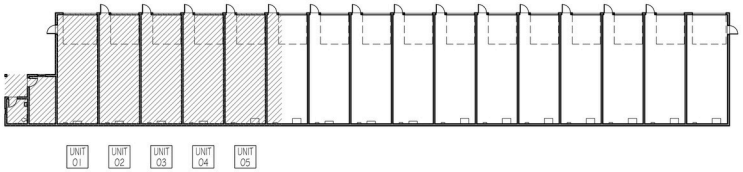
Electrical – 100 Amp 3-Phase Service in Each Unit

Interior Lights and Electrical Outlets – Per Code

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

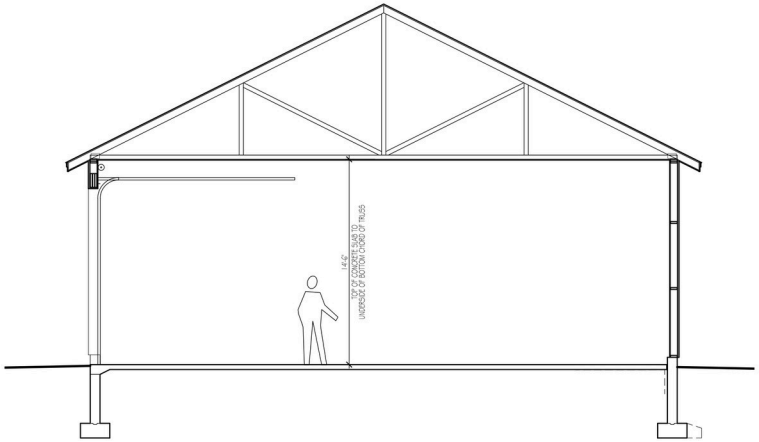
Heating/Airconditioning – LG Art Cool Premier Electric Single Zone Inverter

Flooring – Cement w/Optional Epoxy Coating at Extra Cost

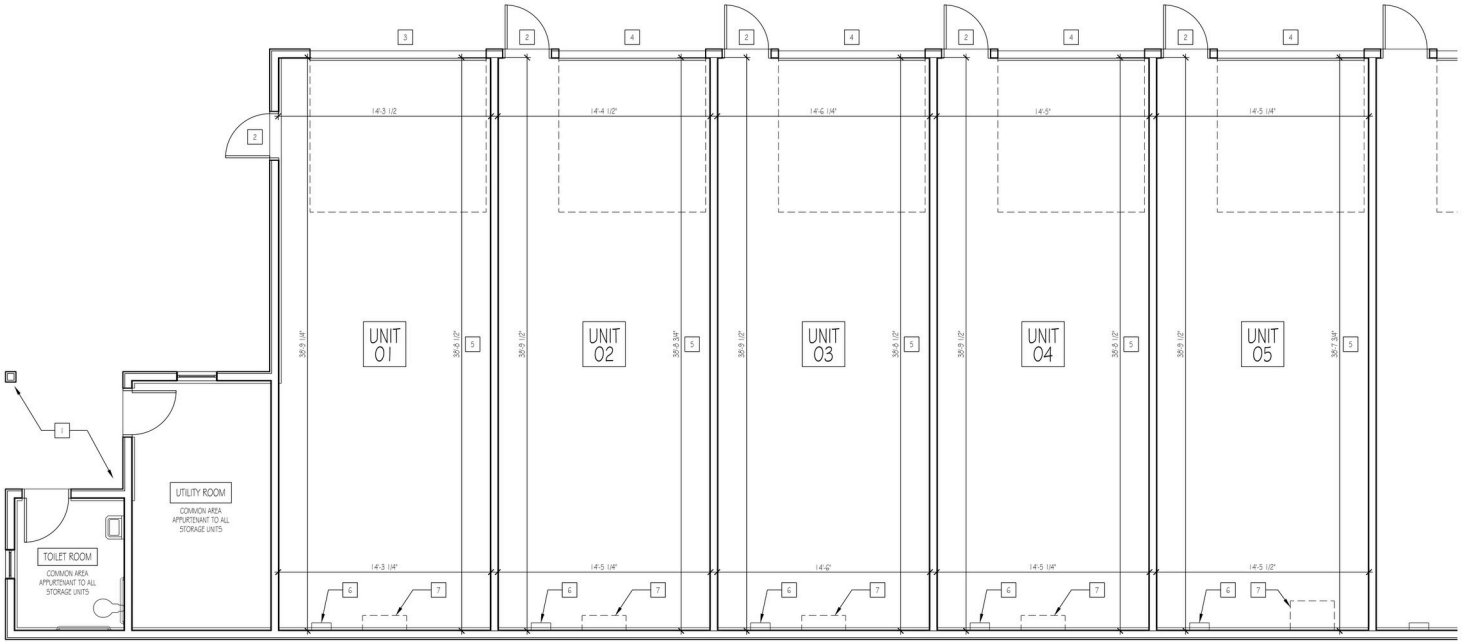


1 REFERENCE FLOOR PLAN
SCALE: NOT TO SCALE

PROJECT NORTH



3 TYPICAL BUILDING SECTION - UNITS 01, 02, 03, 04 & 05
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - UNITS 01, 02, 03, 04 & 05
SCALE: 1/4" = 1'-0"

PROJECT NORTH

GENERAL NOTES

A. PROJECT NAME AND LOCATION:
LAKE SHORE STORAGE 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
MIDDLETON, MA55ACHUSETTS 01949
BOOK 3539 PAGE 0132

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

KEY NOTES

1. ASPHALT PAVING AND COVERED STOOP FOR ENTRY ACCESS TO COMMON AREAS
2. ROUGH OPENING SIZED FOR 3-0 X 6-8 HINGED PASSAGE DOOR
3. ROUGH OPENING SIZED FOR 12-0 X 12-0 OVERHEAD SECTIONAL DOOR
4. ROUGH OPENING SIZED FOR 10-0 X 10-0 OVERHEAD SECTIONAL DOOR
5. DIMENSION IS FROM INSIDE FACE OF ROUGH OPENING JAMB STUD AT OVERHEAD 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

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE, THAT IT COMPLIES WITH THE PROVISIONS OF RSA 356-B: 20, AND ALL UNITS DEPICTED HEREON AS COMPLETED HAVE, IN FACT, BEEN SUBSTANTIALLY COMPLETED.

SIGNED: _____
LICENSED ARCHITECT DATE

Misiaszek Turpin plc
One Mill Plaza
Laconia, New Hampshire
03246
(v) 603.527.1617
(f) 603.527.1618
misiaszekturpin.com

Lake Shore Storage Condominium
2685 Lakeshore Road
Gilford, New Hampshire

LICENSED ARCHITECT
ROBERT K. TURPIN
No.3086
STATE OF NEW HAMPSHIRE

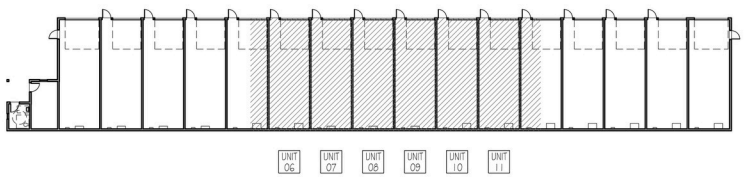
COPYRIGHT 2026
MISIASZEK TURPIN, PLLC

ISSUE	DESCRIPTION	DATE
-	-	-

Condominium Subdivision
STORAGE UNITS
01, 02, 03, 04 & 05

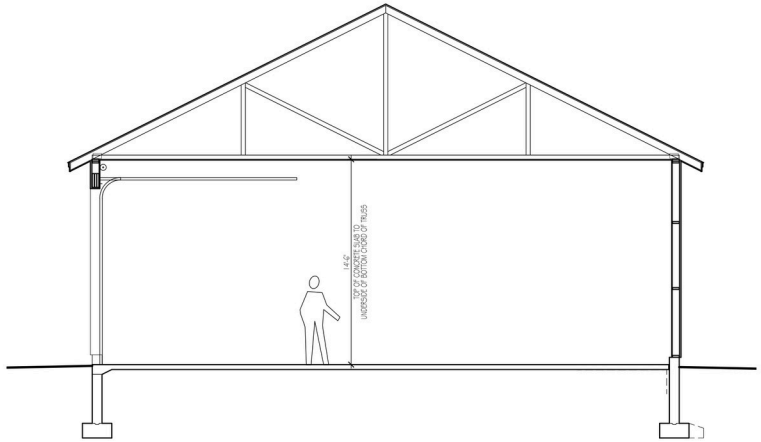
DATE	2026-01-21
SCALE	AS NOTED
DRAWN BY	---
PROJECT NUMBER	2308

A-1

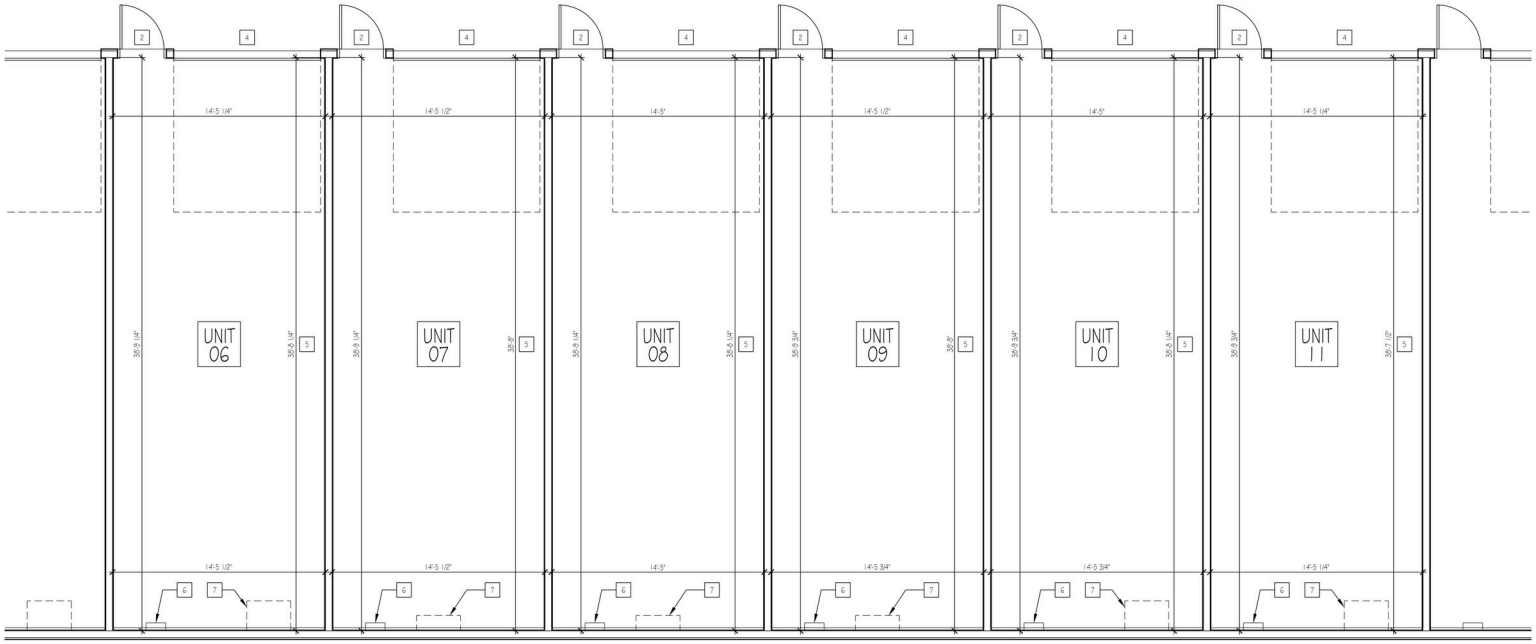


1 REFERENCE FLOOR PLAN
SCALE: NOT TO SCALE

PROJECT NORTH



3 TYPICAL BUILDING SECTION - UNITS 06, 07, 08, 09, 10 & 11
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - UNITS 06, 07, 08, 09, 10 & 11
SCALE: 1/4" = 1'-0"

PROJECT NORTH

GENERAL NOTES

A. PROJECT NAME AND LOCATION:
LAKE SHORE STORAGE 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
MIDDLETON, MASSACHUSETTS 01949
BOOK 3539 PAGE 0132

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

KEY NOTES

1 ---

2 ROUGH OPENING SIZED FOR 3-0 X 6-8 HINGED PASSAGE DOOR

3 ---

4 ROUGH OPENING SIZED FOR 10-0 X 10-0 OVERHEAD SECTIONAL DOOR

5 DIMENSION IS FROM INSIDE FACE OF ROUGH OPENING JAMB STUD AT OVERHEAD 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

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE, THAT IT COMPLIES WITH THE PROVISIONS OF RSA 356-B: 20, AND ALL UNITS DEPICTED HEREON AS COMPLETED HAVE, IN FACT, BEEN SUBSTANTIALLY COMPLETED.

SIGNED: _____
LICENSED ARCHITECT DATE

Misiaszek Turpin pllc
One Mill Plaza
Laconia, New Hampshire
03246
(v) 603.527.1617
(f) 603.527.1618
misiaszekturpin.com

Lake Shore Storage Condominium

2685 Lakeshore Road
Gilford, New Hampshire

LICENSED ARCHITECT
ROBERT K. TURPIN
No. 3086
STATE OF NEW HAMPSHIRE

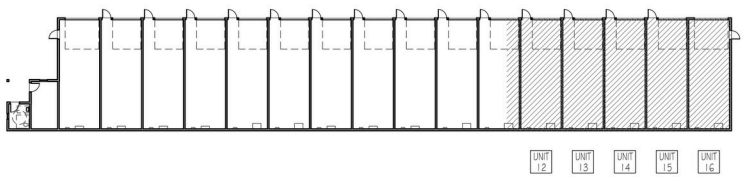
COPYRIGHT 2026
MISIASZEK TURPIN, PLLC

ISSUE	DESCRIPTION	DATE
-	-	-

Condominium Subdivision
STORAGE UNITS
06, 07, 08, 09, 10 & 11

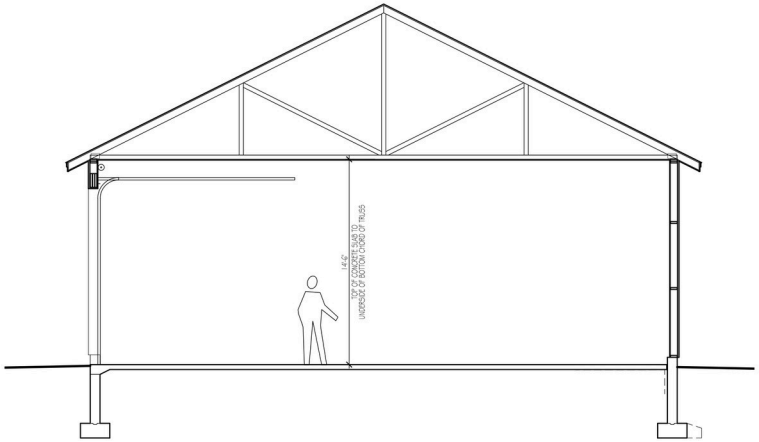
DATE	2026-01-21
SCALE	AS NOTED
DRAWN BY	---
PROJECT NUMBER	2308

A-2

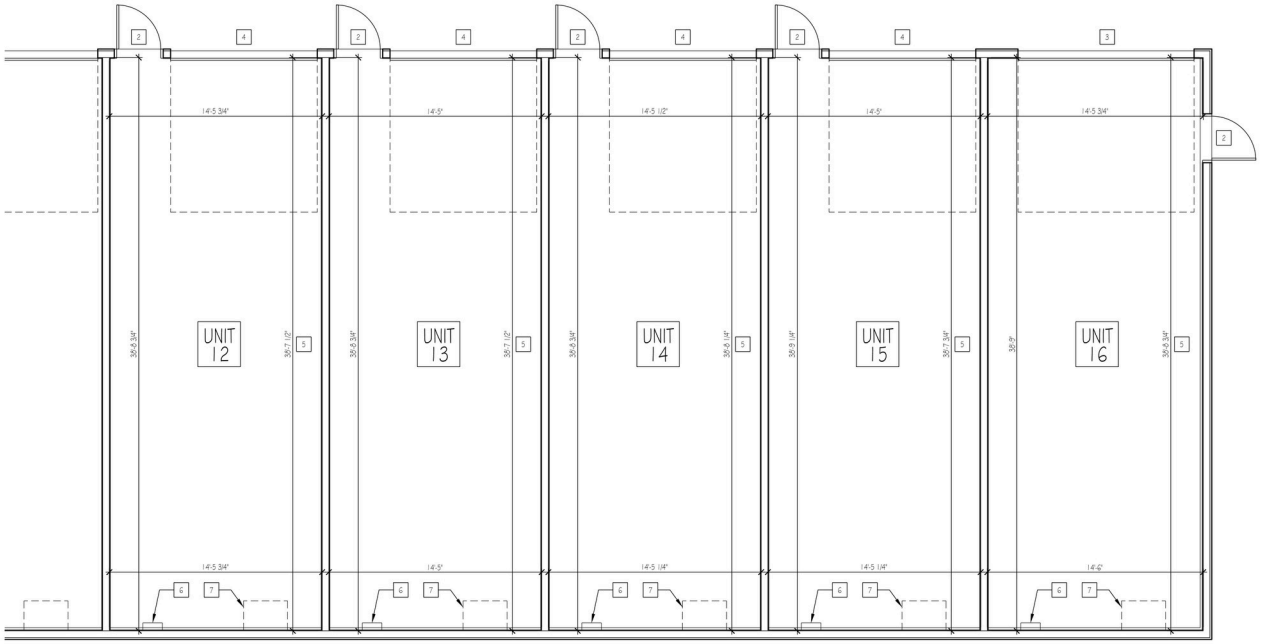


1 REFERENCE FLOOR PLAN
SCALE: NOT TO SCALE

PROJECT NORTH



3 TYPICAL BUILDING SECTION - UNITS 12, 13, 14, 15 & 16
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - UNITS 12, 13, 14, 15 & 16
SCALE: 1/4" = 1'-0"

PROJECT NORTH

GENERAL NOTES

A. PROJECT NAME AND LOCATION:
LAKE SHORE STORAGE 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
MIDDLETON, MASSACHUSETTS 01949
BOOK 3539 PAGE 0132

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

KEY NOTES

1 ---

2 ROUGH OPENING SIZED FOR 0-0 X 0-0 HINGED PASSAGE DOOR

3 ROUGH OPENING SIZED FOR 12-0 X 12-0 OVERHEAD SECTIONAL DOOR

4 ROUGH OPENING SIZED FOR 10-0 X 10-0 OVERHEAD SECTIONAL DOOR

5 DIMENSION IS FROM INSIDE FACE OF ROUGH OPENING JAMB STUD AT OVERHEAD 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

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE, THAT IT COMPLIES WITH THE PROVISIONS OF RSA 356-B: 20, AND ALL UNITS DEPICTED HEREON AS COMPLETED HAVE, IN FACT, BEEN SUBSTANTIALLY COMPLETED.

SIGNED: _____
LICENSED ARCHITECT DATE

Misiaszek Turpin plc
One Mill Plaza
Laconia, New Hampshire
03246
(v) 603.527.1617
(f) 603.527.1618
misiaszekturpin.com

Lake Shore Storage Condominium

2685 Lakeshore Road
Gilford, New Hampshire

LICENSED ARCHITECT
ROBERT K. TURPIN
No.3086
STATE OF NEW HAMPSHIRE

COPYRIGHT 2026
MISIASZEK TURPIN, PLLC

ISSUE	DESCRIPTION	DATE
-	-	-

Condominium Subdivision
STORAGE UNITS
12, 13, 14, 15 & 16

DATE	2026-01-21
SCALE	AS NOTED
DRAWN BY	---
PROJECT NUMBER	2308

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
CAPITAL RESERVE ACCOUNT	$ 25.00	Monthly

	$ 2,000.00	Monthly

DIVIDEDBY16UNITS=$125.00PER UNIT MONTHLY

dotloop signature verification: dtlp.us/uGz3-Q0W1-pi7G

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:

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

dotloop signature verification: dtlp.us/uGz3-Q0W1-pi7G

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 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.

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

dotloop signature verification: dtlp.us/uGz3-Q0W1-pi7G

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

Thomas J Schank, Manager — dotloop verified 07/13/26 11:29 AM EDT MBP4-Y3ZM-2K5Q-C0RJ
SELLER Date

Michelle A Schank, Manager — dotloop verified 07/10/26 1:25 PM EDT WZUY-74UF-XK0V-S25J
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

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

dotloop signature verification: dtlp.us/MQ4E-5Ygz-rTse

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 — DATE: 06/12/2026

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

NAME — DATE: 06/12/2026

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS® Last Revised 2/9/18

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

C/H
L-CHIP
BEA147716

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
4 THOUSAND AND 35 DOLLARS
DATE AMOUNT
10/28/2022 BE856356 4,035.00
VOID IF ALTERED

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

WARRANTY DEED

$4035TT

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.

Executed this 27th day of October, 2022.

LTD 2685 Storage, LLC

By: Daniel A. Goguen
Its: Member
Duly Authorized

State of New Hampshire
County of Belknap

Then personally appeared before me on this 27th day of October, 2022, Daniel A. Goguen, duly authorized member on behalf of LTD 2685 Storage, LLC, and he acknowledged the foregoing to be his free act and deed on behalf of the company.

ROBIN L. MOONEY
MY COMM. EXPIRES
NOTARY
PUBLIC
07/12/2027
NEW HAMPSHIRE

Notary Public/Justice of the Peace
Commission expiration:

ROUTE 11
ROAD
3
2.45 Ac
12
23.76 Ac
210
1.0 Acc
211
203
4.4757 Ac
202
1.27
Ac
201
1.8 AcC
200
0.92 AcC
GREEN
SPACE
250
0.80 AcC
251
0.76 AcC
251.01
1.0 AcC
252
0.75 Ac
199
0.69 Ac
198
0.69 Ac
100
0.69
Ac
99
0.69
Ac
83
0.80 Ac
69
0.73
AcC
68
0.67 AcC
70
0.69 Ac
67.1
196
1.2 Ac
HIGHLAND DRIVE
LARCH DR.
JAY DR.
HIGHLAND DR.
RO AD

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

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.