

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
5094651
Active

2685 Lake Shore Road
Gilford
Unit/Lot... 5

NH 03249

Listed: 6/14/2026
Closed:
DOM: 103

\$169,000



County NH-Belknap
VillDstLoc
Year Built 2026
Building Area Total 9,600
Building Area Source Plans
Total Available Area 560
Total Available Area Source Plans
Zoning RC
Road Frontage Yes
Road Frontage Length
Lot Size Acres 1.27
Traffic Count
Loss Factor Percentage
Vacancy Factor

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 Type Industrial
Business Type Use Garage, 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' 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, pest control, 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
Foundation Details Concrete, Poured Concrete, Concrete Slab
Roof Asphalt Shingle

Building Number
Total Units 1
of Stories 1
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available \$301.79

Basement No
Basement Access Type
Basement Description Concrete, Slab

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

LEVEL	TYPE	DESCRIPTION	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

Heating Direct Vent, Electric, Individual, Wall Units, Propane, Mini Split
GasNatAval
Cooling Mini Split
Water Source Public
Sewer Public
Electric 100 Amp Service, 3 Phase

Utilities None
Internet High 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	Yes				
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	005	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	No	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

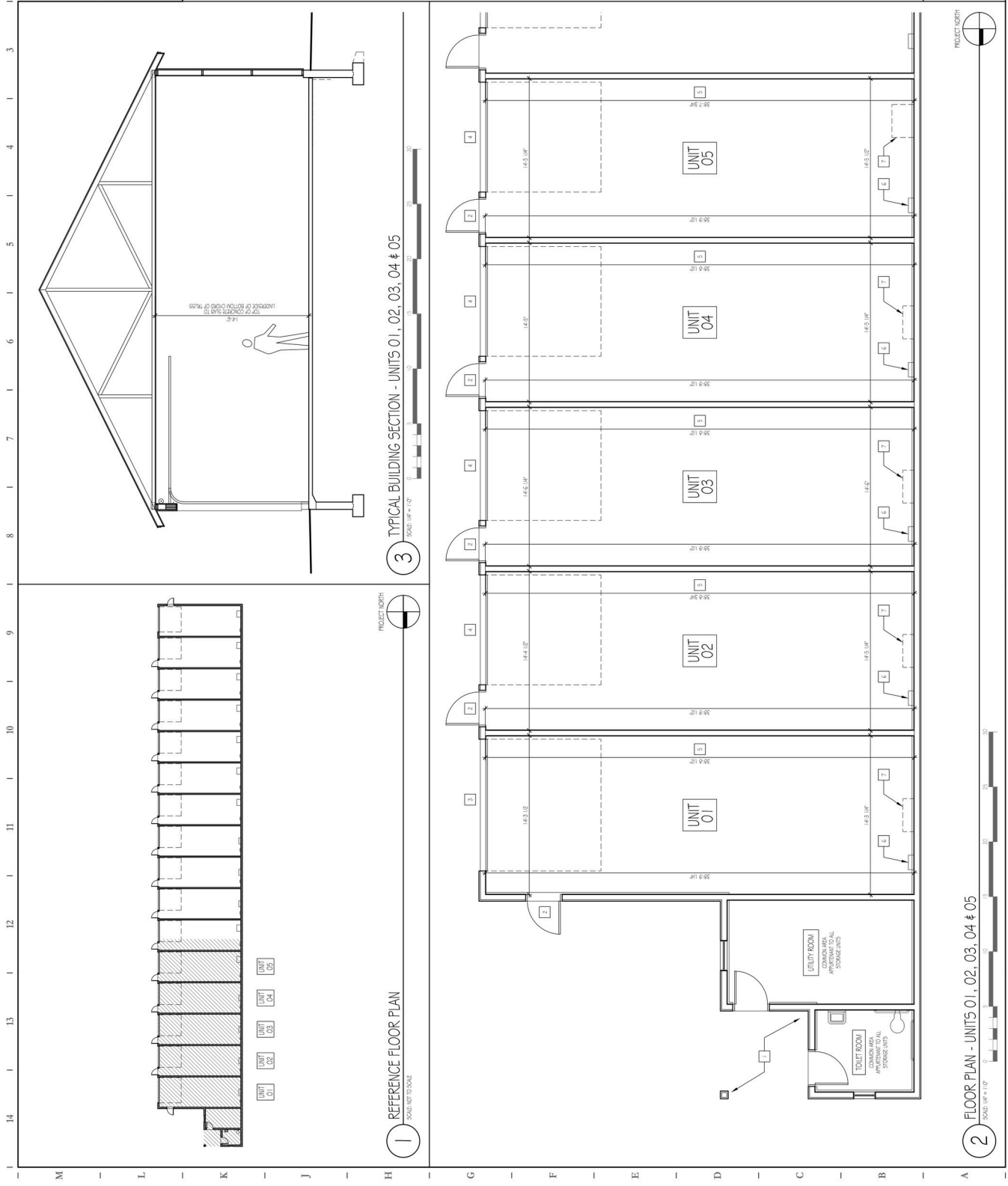
Electrical – 100 Amp 3-Phase Service in Each Unit

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



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 DUNSMON LANE
LAKE SHORE, NEW HAMPSHIRE 03499
BOOK: 5539 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 TRUSS, UNLESS OTHERWISE NOTED.

KEY NOTES

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

2. ROOF TRUSS STOOD FOR 5.5' x 6.5' HINGED PASSAGE DOOR

3. ROOF TRUSS STOOD FOR 1.5' x 1.5' OVERHANG SECTIONAL DOOR

4. ROOF TRUSS STOOD FOR 1.0' x 1.0' OVERHANG SECTIONAL DOOR

5. DIMENSIONS IN AREA UNDER PASSAGE DOOR ARE NOT AT OVERHANG SECTIONAL DOOR TO INSIDE FACE OF STUD 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. THE LOCATION AND DIMENSIONS OF ALL SEAS, WALLS AND ALL UTILITIES SHOWN ARE NOT TO BE CONSIDERED FINAL. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

DESIGNED: _____ DATE: _____
CHECKED: _____

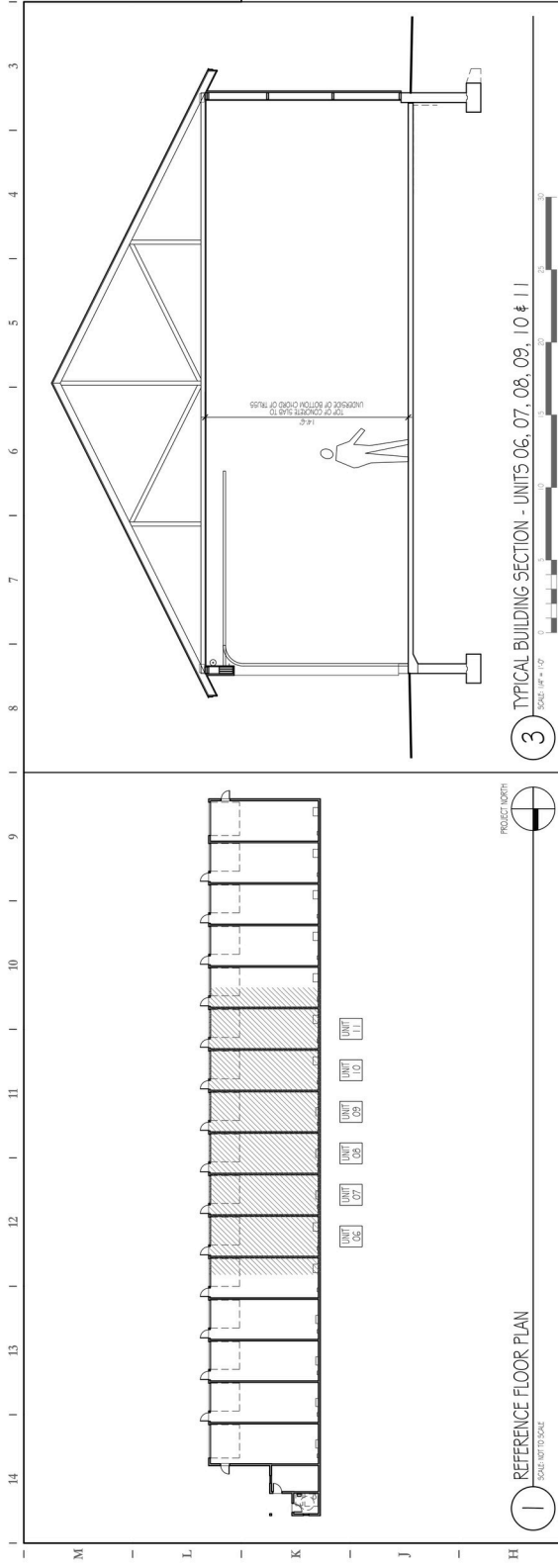
Lake Shore Storage Condominium
2685 Lakeshore Road
Gilford, New Hampshire

CONTRACT NO. _____
ISSUED BY: _____
DATE: 03/02/21
SCALE: AS NOTED
PROJECT NAME: _____
PROJECT NUMBER: _____
SHEET: _____

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

DATE: 03/02/21
SCALE: AS NOTED
PROJECT NAME: _____
PROJECT NUMBER: _____
SHEET: _____

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 03449
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 4.5' INSIDE PASSAGE DOOR.
- 2. ROOF OPENING SIZED FOR 10.0' x 10.0' OVERHANG SECTION.
- 3. DIMENSIONS IN AREA UNDER PASSAGE DOOR ARE BASED ON OVERHANG SECTION LOOK TO INSIDE FACE OF STUD AT BACK WALL OF UNIT.
- 4. APPROXIMATE LOCATION OF INCOMING ELECTRICAL SERVICE FOR UNIT.
- 5. APPROXIMATE LOCATION OF RAIN WATER SERVICE FOR UNIT.

CERTIFICATION

UNITED STATES OF AMERICA
I, the undersigned, being a duly licensed and qualified Professional Engineer, do hereby certify that the above is a true and correct representation of the facts and conditions of the project as shown on the drawings and specifications, and that I am a duly licensed Professional Engineer in the State of New Hampshire.

SIGNED: _____ DATE: _____
LICENSED PROFESSIONAL ENGINEER

Lake Shore Storage Condominium
2685 Lakeshore Road
Gilford, New Hampshire



OWNER:
LAKE SHORE STORAGE DEVELOPMENT, LLC
2685 LAKESHORE ROAD
GILFORD, NH 03449
PHONE: 603.527.1617
FAX: 603.527.1618
misiaszekturpin.com

CONTRACT NO.: 2023-02-21
SCALE: AS NOTED
PROJECT NUMBER: 2250

CONDOMINIUM SUBDIVISION
STORAGE UNITS
06, 07, 08, 09, 10 & 11
DATE: 2023-02-21
DRAWN BY: JST
CHECKED BY: JST
ISSUE: 2/20/23
DESCRIPTION: 2/20/23

A-2

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-Y32M-2KSQ-C0Rj
SELLER	Date

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

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

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.