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## **Drouin of Roche Realty Group sells Trustworthy Hardware building**

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Laconia, NH Tom Drouin of Roche Realty Group represented both the seller and the buyer of the Trustworthy Hardware Store building located at 1084 Union Ave., which has been in operation since 1978. The hardware store has enjoyed a long-standing relationship serving the needs of thousands of Lakes Region residents and second-home owners over the past 42 years.

The seller of the property, Pamela Martineau-Langlitz, said, “My dad was amazing.” He started as a master plumber and master electrician in New Hampshire and Massachusetts. Then he started Masi Plumbing & Co. in Nashua, NH. He moved to Laconia in 1971 and opened a rental business in the “old Laconia shoe building” and then acquired the land at 1084 Union Ave. shortly thereafter built the commercial building with major improvements to follow. Martineau added to the business over the years, was a fixture in the community, and loved by everyone. Pam and his son-in-law, Mark, have operated the business after Moe’s passing to continue the family tradition.

The property includes:

- A 24,020 s/f retail building on 1.8 acres with 390 ft of waterfront on Paugus Bay at Lake Winnepesaukee
- Permanent docking system for four boats.
- 10,000 s/f of heated retail space on the first level.
- 10,000 s/f of retail and bulk storage on the lower level.
- Freight elevator services both levels plus additional office space.
- Located on the major retail artery (Rte. 3) leading to I-93 or downtown.
- 44 paved parking spaces.
- 365 ft of road frontage with visibility and heavy traffic count.

The new owners of the property Nicholas Tramposi and Dr. Craig Gruskowski, have formed a new commercial group and have just closed on the property.

The property was originally listed of sale by Roche Realty Group at \$1.2 million. The new owners plan to lease the store to a national brand hardware franchised vendor.

Tom Drouin of Roche Realty Group said, “The new owners are excited about continuing the tradition and provide vital services to the community. You couldn’t have a better location overlooking the lake with an abundance of parking onsite.”

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