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## **Drouin of Roche Realty Group sells 20,000 s/f building to EM Heath**

December 17, 2021 - Retail



1084 Union Avenue - Heath's Ace Hardware - Laconia, N.H.

Laconia, NH Ace Hardware EM Heath LLC has acquired the land and building located at 1084 Union Ave. For the past 1 ½ years, EM Heath leased this location and made a commitment to purchase the real estate after renovations and upgrades.

Tom Drouin, an associate broker with Roche Realty Group, represented the seller and the buyer. The seller was 1084 Union Ave, LLC, and the buyer was EM Heath, LLC, operating as Heath's Ace Hardware.

According to Drouin, Heath's Ace Hardware has enjoyed huge success since the store opening. The company wanted to maintain its strong following and future commitment as a respected business throughout the Lakes Region. Purchasing the landmark location was a logical move as the land and building have been a major part of the Laconia business community for many years.

The location includes 1.8 acres with 758 feet of waterfront and four boat slips on Paugus Bay. The 20,000 s/f building was constructed in 1978 and included 10,000 s/f on the main level and 10,000 s/f on the lower level with oversized garage doors for delivery trucks. The building includes FHA natural gas heat and central AC with city water and sewer. The location offers paved parking spaces.

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