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## Clark and Drouin of Roche Realty Group sell 16,000 s/f at 1934 Lake Shore Rd.

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Gilford, NH A historic landmark commercial property in the Lakes region, located at 1934 Lake Shore Rd. has sold. Nancy Clark of Roche Realty Group represented the seller, Dolphin Point Development, LLC. Tom Drouin of Roche Realty Group represented the buyer, 1084 Union Ave, LLC.

According to Drouin, the investment company that purchased the property intends to continue its present operation as a multi-tenant commercial building with the existing tenants, a mix of retail shops, offices, service business, construction, and an apartment. The 16,000 s/f building has been renovated and includes approximately 80 paved parking spaces on 2+ acres with 763 feet of road frontage. The building is presently divided into 11 rental units with established tenants. The grounds are landscaped with walkways and patios. You can walk to the town's 1,700 foot town beach, and the Fireside Inn and Suites is next door. The closing took place at attorney Frank Michel's office.

The Smith-Sander's farmhouse circa 1880 is one of only four brick houses in town which has seen many transitions over the years. It was well-known as B. Mae Denny's Restaurant in the late 1970s through 1990s. It is located at the intersection of Rte. 11 and 11B across from Sawyers Dairy Bar. In 2014 Dave Farley of Dolphin Point Development, LLC purchased the property after first leasing it.

Over the years, Farley made improvements and upgrades to the multi-tenant commercial building.

Frank Roche of Roche Realty Group remembers selling the property back in 1977 with Earle Wason. The Spanos family owned it at the time, and it was known as the Stage Inn and Restaurant, a reference to the golden years when stagecoaches would make their way from town to the seacoast. The historic Lakes Region Playhouse was operating back then, and it was a special event to patronize the theater and take in some plays. The playhouse opened in 1950 and ran for over 30 years. During the summer theatre circuit in New England, theater goers saw stars such as Lana Turner, Ginger Rogers, Henry Fonda, and other top names from Hollywood and the New York stage. The theatre was in the Harris Barn, a wooden structure. In 1970 Betty Grable told the audience, "Last week I played the Palladium in London, and this week I'm playing in a barn on the corner of 11 and 11B." The old barn playhouse featured Vincent Price, Will Mahoney, Mae West, Milton Berle, Art Carney, and many others. In 1982, the doors closed for the last time, and the history of the barn came to an end when the Gilford Fire Department burned it in a controlled burn. After B. Mae Denny's closed, the property was operated as Betha Mae's in 2004 as an antique and collectible marketplace.

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