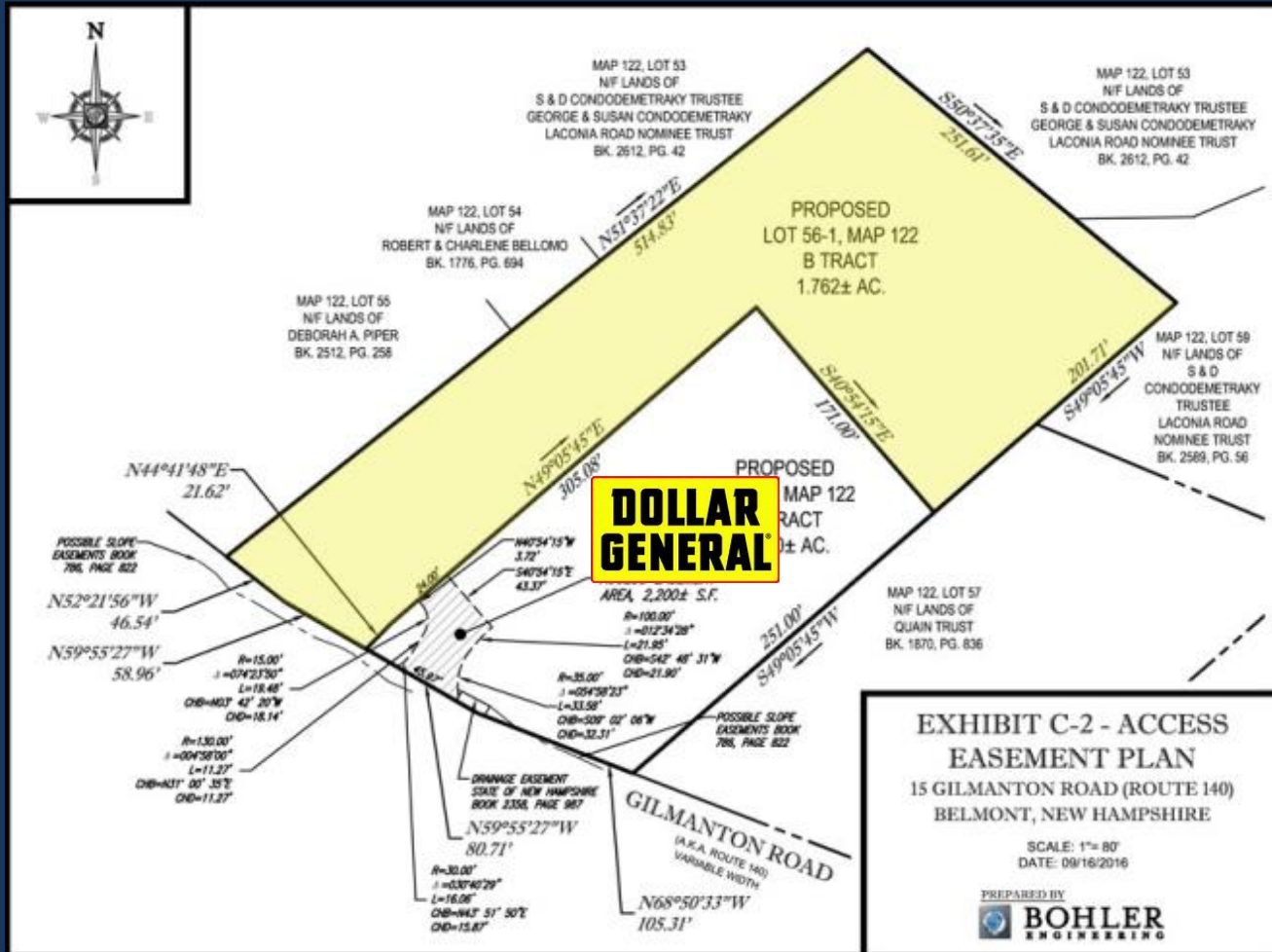


PRIME COMMERCIAL LAND



Great Development Location

Located at Junction of Route 140 & Route 106

New Dollar General Opening 2017 w/Shared Access Drive

105+/- FT Frontage on Route 140 – 514 +/- FT Deep Lot

1.762 Acres

\$89,900



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15 Gilmanton Road

Weeks Commercial is pleased to present this excellent opportunity for the commercial investor.

105+/- FT frontage on high traffic Route 140 just off Route 106. The proximity of this parcel makes it a prime location for most businesses – adjacent to the new Dollar General opening in 2017 for increased traffic flow. 1.762 Acre parcel has shared access drive with Dollar General and a lot depth of 514+/- FT. Zoning will allow for a variety of uses including home occupation, retail, bank, office, vehicle related, food service and light manufacturing uses.

This property is 10 minutes north of the popular NH Motor Speedway between Laconia, Concord and Interstate 93, Exit 20 in Tilton. The property borders a local mini mall and includes neighbors such as a restaurant, Laundromat, pizza shop, and a real estate office.



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Permitted Uses

Town of Belmont

ARTICLE 5

ARTICLE 5. - TABLE 1 Zoning District Regulations Table of Permitted Uses

Note: P=Permitted Use; E=Special Exception Necessary; N=Not Permitted.

| | Commercial | Industrial | Residential Multi-Family | Residential Single Family | Rural | Village |
|--|------------|------------|-----------------------------|------------------------------|-------|---------|
| Commercial Uses: | | | | | | |
| Accessory Building/Use | P | P | P | P | P | P |
| Activity related to the removal of sand, gravel, loam or stone for commercial purposes | P | P | P | P | P | P |
| Agricultural Animals (Lots 3 acres & larger) | E | E | P | P | P | E |
| Agricultural Animals (Lots less than 3 acres) | E | E | E | E | E | E |
| Aircraft Landing Area | E | E | E | E | E | E |
| Billboard - advertising on-site use | P | P | N | N | N | N |
| Billboard - advertising off-site use | N | N | N | N | N | N |
| Boat Sales & Service | P | P | N | N | E | N |
| Boat Storage Facilities | P | N | N | N | E | N |
| Business & Professional Offices | P | P | N | N | E | P |
| Campgrounds | P | N | N | N | E | N |
| Campground RV Resort | N | N | P | N | P | N |
| Commercial Greenhouses | P | P | E | E | E | E |
| Contractor's Yard | E | P | N | N | E | N |
| Diners, Restaurants, Taverns | P | P | E | N | P | P |
| Equestrian Centers, Stables | E | E | N | N | P | N |
| Essential Services Public, Private Utility Suppliers | P | P | P | P | P | P |
| Funeral Homes | N | N | P | P | P | P |
| Hotel/Motel | P | E | N | E | E | E |
| Laundry, Dry Cleaners | P | P | N | N | N | P |
| Licensed Hawking & Peddling | P | P | N | N | N | P |
| Lumber Yards | P | P | N | N | N | N |
| Manufactured Housing Sales Lots | P | N | N | N | N | N |
| Manufacturing - Light | P | P | N | N | N | N |
| Medical and Dental Offices | P | N | N | N | N | P |
| Motor Vehicle & Trailer Services, Sales, Repair, Gas Stations and Parts Sales | P | P | N | N | E | E |
| Movie Theaters | P | N | N | N | N | P |
| Personal Wireless Service | E | E | N | N | E | N |
| Radio and Television Installations | E | E | N | N | E | N |
| Recreational Facilities-Indoor | E | E | P | P | P | P |
| Recreational Facilities-Outdoor | E | E | E | N | E | E |
| Repair Services, Machine Shops, Small Assembly | P | P | N | N | E | E |
| Resource Recycling | P | P | N | N | E | N |
| Retail Stores | P | P | N | N | N | P |
| Sales lot – Satellite | P | P | N | N | N | N |
| Sawmills | E | P | N | N | E | N |
| Service Business | P | E | E | N | E | P |
| Sign - Business Directional | P | P | P | P | P | P |
| Sign - Business Park Directory | P | P | N | N | N | P |
| Sign – Electronic Changing Sign | P | P | N | N | N | N |
| Sign – Flashing Sign | N | N | N | N | N | N |

Zoning Ordinance

5-2

Ed. 03/10/15

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ARTICLE 5. - TABLE 1 (Cont.)

| | Commercial | Industrial | Residential Multi-Family | Residential Single Family | Rural | Village |
|--|------------|------------|-----------------------------|------------------------------|-------|---------|
| Sign - Off Site Use | N | N | N | N | N | N |
| Sign - On Site Use | P | P | P | P | P | P |
| Sign - Temporary Use | P | P | P | P | P | P |
| Site Construction Trailer | P | P | P | P | P | P |
| Sludge/Biosolids | N | N | N | N | N | N |
| Storage Vehicles & Trailers | P | P | N | N | N | N |
| Treated Soils (add'l SE criteria Art 13) | E | E | N | N | N | N |
| Veterinary Clinics, Boarding Kennels | P | N | N | N | E | N |
| Warehousing/self-storage | P | P | N | N | E | N |
| Industrial Uses: | | | | | | |
| Accessory Building/Use | P | P | P | P | P | P |
| Blast Furnaces | N | N | N | N | N | N |
| Fertilizer Plants | N | N | N | N | N | N |
| Manufacturing - Heavy | N | P | N | N | N | N |
| Municipal Solid Waste Transfer Station | N | P | N | N | N | N |
| Petroleum & Propane Gas Bulk Storage Fac. | E | P | N | N | N | N |
| Processing of Ammonia, Chlorine Petroleum or Explosives | N | N | N | N | N | N |
| Rendering Plants | N | N | N | N | N | N |
| Salvage/Junkyards including automobile, truck, bus, machinery, metal | N | P | N | N | E | N |
| Slaughter Houses | N | N | N | N | N | N |
| Smelters | N | N | N | N | N | N |
| Storage Vehicles & Trailers | P | P | N | N | N | N |
| Tanneries | N | N | N | N | N | N |
| Treated Soils (add'l SE criteria Art 13) | E | E | E | E | E | E |
| Truck Terminal | E | P | N | N | N | N |
| Institutional Uses: | | | | | | |
| Accessory Building/Use | P | P | P | P | P | P |
| Assisted Living Facility | E | N | N | N | E | E |
| Cemeteries, Private Burial Grounds, and Burials on Private Property | N | N | N | N | P | N |
| Churches | N | N | P | P | P | P |
| Fraternal & Social Clubs, Halls | N | N | P | P | P | P |
| Hospitals/Clinics | P | N | N | N | E | P |
| Licensed Day Care Facilities | P | P | P | P | P | P |
| Nursing & Convalescent facilities | P | N | N | N | E | P |
| Schools, Public & Private | N | N | P | P | P | P |
| Residential Uses: | | | | | | |
| Accessory Apartment | N | N | P | E | P | P |
| Accessory Building/Use | P | P | P | P | P | P |
| Agricultural Animals (Lots 3 acres & larger) | E | E | P | P | P | E |
| Agricultural Animals (Lots less than 3 acres) | E | E | E | E | E | E |
| Agriculture, Forestry Management | P | P | P | P | P | P |
| Bed & Breakfast Establishment | P | N | E | E | E | E |
| Open Space Development | N | N | P | P | P | P |

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ARTICLE 5. - TABLE 1 (Cont.)

| | Commercial | Industrial | Residential Multi-Family | Residential Single Family | Rural | Village |
|--|------------|------------|-----------------------------|------------------------------|-------|---------|
| Open Space Development (Parent Tract Under 10 Acres) | N | N | N | N | N | E |
| Dwelling - Multi-Family | N | N | P | N | N | P |
| Dwelling - Single Family(add'l SE criteria Art 13) | E | N | P | P | P | P |
| Dwelling - Two Family | N | N | P | N | P | P |
| Half-way House | E | N | N | N | N | E |
| Home Occupations | P | P | P | P | P | P |
| Lodging House | N | N | E | E | E | E |
| Manufactured Housing - Dwelling (outside of approved park or approved subdivision) | N | N | N | N | N | N |
| Manufactured Housing Parks & Subdivisions | N | N | P | N | P | N |
| Shared-homes, Group-living Units | P | N | N | N | E | P |

Nonconforming Uses

REFER TO ARTICLE 11