

FOR SALE \$289,900



490 Laconia Road/Rte 3
Tilton

- *3,504 SF/20+ Parking Spaces
- *2.3+/- Acres
- *Over 200 FT Frontage-Rte 3
- *17,000+/- Cars Daily
- *1.7 Miles from Exit 20
- *Self Storage by Special Exception



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WEEKS
COMMERCIAL

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NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of an attorney and/or an accountant be sought before executing any contractual agreement.

Weeks Commercial is proud to offer this excellent commercial opportunity located on Route 3 in Tilton, just a short distance from Exit 20. 2.36+/- Acres, mostly level with 210 feet of frontage make this property stand out. Self Storage permitted by special exception. 3,500 square foot Saltbox is well positioned on the property, and a pipe burst has made the basement and first floor ready for a new footprint. All damage has been 100% addressed and the bones are in great shape waiting for a new look. It was a residential property for many years, and its commercial zoning lent itself to a conversion to restaurant and ice cream shop prior to water damage. Terrific commercial opportunity awaits your ideas!



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*2.36 +/- Acres
with
Large/Level
Parking Lot*

*Self Storage by
Special Exception*



*Wrap Around
Porch with
Gazebo*

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*Walk Up Take
Out Windows*

4 Fireplaces



*1st Floor Ready
for a New
Footprint*

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2nd Floor

*Beautiful
Pine Floors*



*Built In
Shelving*

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*Center
Staircase*

*Large
Unfinished
Basement*



*Fully Enclosed
Back Porch*

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PROPERTY DETAILS

| <u>SITE DATA</u> | |
|-------------------------|------------------------|
| Zoning | Mixed Use |
| Traffic Count | 17,000+/- Cars Daily |
| Parking Spaces | 20 +/- Spaces - Gravel |
| Site Status | Available |

| <u>SERVICE DATA</u> | |
|----------------------------|-----------------|
| Heat | Hot Water - Oil |
| Water/Well | Public Water |
| Sewer/Septic | Public Sewer |

| <u>TAX DATA</u> | |
|------------------------|----------------|
| Taxes | \$5,334 |
| Tax Year | 2016 |
| Tax Map/Lot No. | Map R10 Lot 7 |
| Current Tax Rate/1000 | Tilton \$23.19 |
| Land Assessment | \$116,700 |
| Building Assessment | \$97,800 |
| Special Features | \$15,500 |
| Total Assessed Value | \$230,000 |

| <u>PROPERTY DATA</u> | |
|-----------------------------|--------------------------------|
| Lot Size | 2.36+- Acres |
| Frontage | 209 Ft. on Route 3/Laconia Rd. |
| Number of Buildings | 1 |
| Unit Square Footage | 3,504 |
| Number of Floors | 2 |

| <u>CONSTRUCTION</u> | |
|----------------------------|------------------|
| Exterior | Wood Siding |
| Roof Type | Asphalt Shingles |
| Foundation | Concrete Slab |
| Year Built | 1880 |

| <u>OTHER DATA</u> | |
|--------------------------|----------------------|
| Deed Reference | Book 3008 / Page 683 |
| Easement | Yes – See Deed |

GOOGLE MAP



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PERMITTED USES

| CHART OF PERMITTED USES | | | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|----|--------|----------------------------|--|
| MARCH 13, 2012 | | | | | | | | | | | | |
| Legend: | | | | | | | | | | | | |
| P = Permitted | | | | | | | | | | | | |
| S = Special Exception | | | | | | | | | | | | |
| N = Not Permitted | | | | | | | | | | | | |
| USE | VR | MU | MR | RA | DN | RG | RC | GC | IN | | | |
| I. PRINCIPAL USES | | | | | | | | | | | | |
| A. RESIDENTIAL | | | | | | | | | | | | |
| 1. Single Family | P | P | P | P | N | N | P | N | N | | | |
| 2. Apartments, Condominiums, Multi-Family | P | P | N | N | P | N | N | N | N | | | |
| 3. Rooming House | P | P | N | N | P | N | P | N | N | | | |
| 4. Manufactured Housing - Parks & Subdivisions | N | N | N | P | N | N | N | N | N | | | |
| 5. Cluster Development | N | N | P | P | N | N | P | N | N | | | |
| 6. Conversion of an Existing Residential Structure to multiple dwelling units. | P | S | N | N | P | N | N | N | N | | | |
| B. PUBLIC AND INSTITUTIONAL | | | | | | | | | | | | |
| 1. Churches | P | P | S | N | P | N | P | P | N | | | |
| 2. Schools | | | | | | | | | | | | |
| a. Elementary | P | P | P | N | N | N | S | N | N | MU | MIXED USE | |
| b. Secondary | P | P | P | N | N | N | S | N | N | VR | VILLAGE RESIDENTIAL | |
| c. Trade or Vocational | S | P | N | N | S | N | S | P | P | MR | MEDIUM DENSITY RESIDENTIAL | |
| d. College, University | N | P | N | N | N | N | S | P | N | RA | RURAL AGRICULTURE | |
| 3. Hospitals/Sanitarium | N | P | N | N | N | N | S | P | N | DN | DOWNTOWN | |
| 4. Nursing Homes | S | P | S | N | P | N | S | P | N | RG | REGIONAL COMMERCIAL | |
| 5. Child Day Care Facility | S | S | S | P | N | S | P | P | S | RC | RESORT COMMERCIAL | |
| 6. Adult Care Facility | S | P | S | P | P | N | P | P | S | GC | GENERAL COMMERCIAL | |
| 7. Libraries and Museums | P | P | N | S | P | N | P | P | N | IN | INDUSTRIAL | |
| 8. Social, Fraternal Clubs and Lodges | N | P | N | N | P | N | P | P | S | | | |
| 9. Municipal and Public Works Facilities | S | S | S | S | P | P | P | P | P | | | |
| 10. Cemeteries | N | P | P | P | N | N | N | N | N | | | |
| 11. Essential Public Utilities & Appurtenances | S | S | S | S | P | P | P | P | P | | | |
| 12. Communication Towers/Antennas | N | N | N | S | N | N | N | N | S | | | |
| C. RECREATION & ENTERTAINMENT | | | | | | | | | | | | |
| 1. Municipally Owned Recreational Facilities | S | S | S | P | P | P | P | P | N | | | |
| 2. Privately Owned Outdoor Recreational Facility | S | S | S | P | N | S | P | S | N | | | |
| 3. Indoor Commercial Recreational/Amusement Facilities | N | S | N | N | S | S | P | S | N | | | |
| 4. Movie Theater or Concert Hall | N | N | N | N | P | P | P | P | N | | | |
| APPENDIX B | | | | | | | | | | PAGE 1 | | |

| CHART OF PERMITTED USES | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|----|------------------------|
| MARCH 13, 2012 | | | | | | | | | | |
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| USE | VR | MU | MR | RA | DN | RG | RC | GC | IN | |
| C. RECREATION & ENTERTAINMENT con't | | | | | | | | | | |
| 5. Campgrounds or Youth Camps | N | N | S | S | N | N | P | N | N | |
| 6. Recreational Vehicle Parks | N | N | N | S | N | N | P | N | N | |
| 7. Sales and Rental of Boats & Watercraft including servicing and repairs. | N | S | N | N | N | N | S | N | N | |
| 8. Marina | N | S | N | N | N | N | S | N | N | |
| D. OFFICES | | | | | | | | | | |
| 1. General Professional Business, Financial, or Government Offices. | N | P | N | N | P | P | P | P | P | MU MIXED USE |
| 2. Medical, Dental, or Health Service Office or Clinic | N | P | N | N | P | P | P | P | S | DN DOWNTOWN |
| 3. Banks | N | P | N | N | P | P | P | P | S | RG REGIONAL COMMERCIAL |
| E. COMMERCIAL | | | | | | | | | | |
| 1. Retail Sales, Rental or Distribution of Goods and Merchandise. | | | | | | | | | | RC RESORT COMMERCIAL |
| a. Fully Enclosed Within a Building and Occupying Less than 3,000 sf of Floor Area | N | P | N | N | P | S | P | P | S | GC GENERAL COMMERCIAL |
| b. Fully Enclosed Within a Building Greater than 3,000 sf Floor Area | N | S | N | N | P | P | S | P | S | IN INDUSTRIAL |
| c. Outdoor Display | N | P | N | N | P | P | P | P | S | |
| d. Outdoor Storage of Merchandise | N | P | N | N | N | P | P | P | S | |
| e. Storage Trailer/Container | N | S | N | S | N | S | S | S | S | |
| 2. Personal and Business Services | | | | | | | | | | |
| a. Fully Enclosed Within a Building and Occupying Less than 3,000 sf of Floor area | N | P | N | N | P | P | P | P | S | |
| b. Fully Enclosed Within a Building with Floor Area 3,000 sf or Greater | N | N | N | N | P | P | N | P | S | |
| 3. Sexually Oriented Business | N | N | N | N | N | N | N | N | S | |
| 4. Hotels, Motels, Inns | N | N | N | N | P | P | P | N | S | |
| 5. Veterinary Facilities | N | S | N | S | N | N | N | P | S | |
| 6. Commercial Kennels | N | N | N | S | N | N | S | P | S | |
| 7. Mortuary and Funeral Homes | N | P | N | N | P | N | N | P | S | |
| 8. Flea Markets | N | P* | N | N | N | P | P | P | N | * Along Rte 3/11 only |
| APPENDIX B | | | | | | | | | | |

| ARTICLE VI | | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|-------------------------------|
| CHART OF PERMITTED USES | | | | | | | | | | |
| MARCH 13, 2012 | | | | | | | | | | |
| Legend: | | | | | | | | | | |
| P = Permitted | | | | | | | | | | |
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| N = Not Permitted | | | | | | | | | | |
| USE | VR | MU | MR | RA | DN | RG | RC | GC | IN | |
| F. RESTAURANTS | | | | | | | | | | |
| 1. Within a Fully Enclosed Structure with No Drive-in Service, No Carry Out Service, or No Delivery Service | N | S | N | N | P | P | P | P | N | |
| 2. Within a Fully Enclosed Structure with Carry-out and Delivery but No Drive-in Service | N | S | N | N | P | P | P | P | N | |
| 3. With No Limitations on Type of Service | N | P* | N | N | S | P | P | P | N | *Along Rte 3/11 only |
| G. AUTOMOTIVE AND TRANSPORTATION | | | | | | | | | | |
| 1. Motor Vehicles Sales and Rental | N | N | N | N | N | P | N | P | N | |
| 2. Sales and Installation of Vehicle Parts and Accessories | N | N | N | N | N | P | N | P | N | |
| 3. Motor Vehicle Repairs and Maintenance | N | N | N | N | S | P | N | P | N | |
| 4. Gasoline Sales | N | N | N | N | P | P | N | P | N | MU MIXED USE |
| 5. Car Wash | N | N | N | N | N | P | N | P | N | VR VILLAGE RESIDENTIAL |
| 6. Commercial Parking Lot or Garage | N | N | N | N | P | P | P | P | P | MR MEDIUM DENSITY RESIDENTIAL |
| 7. Motor or Rail Freight Terminal | N | N | N | N | N | N | N | N | P | RA RURAL AGRICULTURE |
| 8. Bus or Train Station | N | N | N | N | P | P | P | N | N | DN DOWNTOWN |
| 9. Recreational Vehicles & Camping Trailers Including Servicing and Repairs | N | N | N | N | N | S | S | S | N | RG REGIONAL COMMERCIAL |
| 10. Aviation Field | N | N | S | S | N | S | S | S | S | RC RESORT COMMERCIAL |
| | | | | | | | | | | GC GENERAL COMMERCIAL |
| | | | | | | | | | | IN INDUSTRIAL |
| H. INDUSTRIAL | | | | | | | | | | |
| 1. Manufacturing, Processing, Repairing, Assembling of Goods and Merchandise (Research & Development) | | | | | | | | | | |
| a. Industry Heavy | N | N | N | N | N | N | N | N | P | |
| b. Industry Light | N | N | N | N | N | S | N | S | P | |
| 2. Warehousing and Storage of Non-Flammable, Non-Explosive Goods | | | | | | | | | | |
| a. Industry Heavy | N | N | N | N | N | N | N | N | P | |
| b. Industry Light | N | N | N | N | N | N | N | S | P | |
| APPENDIX B | | | | | | | | | | |

| ARTICLE VI CHART OF PERMITTED USES MARCH 9, 2004 | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|----|--|
| Legend: | | | | | | | | | | |
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| S = Special Exception | | | | | | | | | | |
| N = Not Permitted | | | | | | | | | | |
| USE | VR | MU | MR | RA | DN | RG | RC | GC | IN | |
| H. INDUSTRIAL (continued) | | | | | | | | | | |
| 3. Bulk Storage of Fuel, Chemicals, or Flammable Materials. | N | N | N | N | N | N | N | N | S | P |
| 4. Sale of Construction Equipment and/or Materials with Outdoor Display and Storage. | | | | | | | | | | |
| a. Industry Heavy | N | N | N | N | N | N | N | S | P | |
| b. Industry Light | N | N | N | N | N | N | N | S | P | |
| 5. Materials Recycling Center, Salvage Yard and Junk Yard | N | N | N | N | N | N | N | N | S | MU MIXED USE |
| 6. Removal, Excavation, and Processing of Earth Materials. | N | N | N | N | N | N | N | N | S | VR VILLAGE RESIDENTIAL |
| 7. Accessory Salesroom | N | N | N | N | N | N | N | S | P | MR MEDIUM DENSITY RESIDENTIAL RA RURAL AGRICULTURE DN DOWNTOWN RG REGIONAL COMMERCIAL RC RESORT COMMERCIAL GC GENERAL COMMERCIAL IN INDUSTRIAL |
| I. AGRICULTURAL | | | | | | | | | | |
| 1. Farming and Agricultural Operations | | | | | | | | | | |
| a. Agricultural (Commercial) | P | N | P | P | N | N | P | P | N | RC RESORT COMMERCIAL |
| b. Horticultural (Greenhouse/Nursery) | P | P | P | P | P | P | P | P | P | GC GENERAL COMMERCIAL |
| c. Livestock (Commercial) | N | N | S | P | N | N | S | S | S | IN INDUSTRIAL |
| 2. Silvicultural Operation (forestry) | P | P | P | P | N | P | P | P | P | |
| 3. Stables and Equestrian Facilities | S | S | S | P | N | S | S | S | S | |
| 4. Commercial Greenhouses/Warehouse For Wholesale and Retail Sales | N | N | S | P | N | S | P | P | N | |
| ACCESSORY USES | | | | | | | | | | |
| A. RESIDENTIAL | | | | | | | | | | |
| 1. Home Business | P | P | P | P | N | N | P | P | N | |
| 2. Home Occupation | P | P | P | P | P | P | P | P | N | |
| APPENDIX B | | | | | | | | | | |
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| CHART OF PERMITTED USES MARCH 8, 2011 | | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|--|
| Legend: | | | | | | | | | | |
| P = Permitted | | | | | | | | | | |
| S = Special Exception | | | | | | | | | | |
| N = Not permitted | | | | | | | | | | |
| USE | VR | MU | MR | RA | DN | RG | RC | GC | IN | |
| A. RESIDENTIAL (continued) | | | | | | | | | | |
| 3. Day Care | | | | | | | | | | |
| a. With up to 6 children | S | S | S | S | N | S | S | S | S | |
| b. Over 6 children | N | S | N | N | N | N | S | N | S | |
| 4. Use of a Portion of a Dwelling or Accessory Building in Conjunction with an Off-Premise Occupation | S | S | S | S | S | S | S | S | S | |
| 5. Outdoor Storage of One Commercial Vehicle | P | P | P | P | N | N | N | N | N | |
| 6. Outdoor Storage of a Boat, Recreational Vehicle, or Camping Trailer | P | P | P | P | S | P | P | P | P | MU MIXED USE |
| 7. Garage, Carport, or Parking Space for use by Residents of the Premises | P | P | P | P | P | P | P | P | P | VR VILLAGE RESIDENTIAL |
| 8. Accessory Structures and Facilities Including Tool Sheds, Greenhouses, Swimming Pools, and Tennis Courts | P | P | P | P | P | P | P | P | P | MR MEDIUM DENSITY RESIDENTIAL RA RURAL AGRICULTURE DN DOWNTOWN RG REGIONAL COMMERCIAL RC RESORT COMMERCIAL |
| 9. Non-Commercial Raising or Keeping of Livestock | N | S | S | P | N | S | S | S | S | |
| 10. Bed and Breakfast Accommodations | S | S | S | S | S | N | S | S | N | |
| B. NON-RESIDENTIAL | | | | | | | | | | |
| 1. Parking Space or Garage for Employees, Visitors, and Customers | S | P | S | S | P | P | P | P | P | GC GENERAL COMMERCIAL IN INDUSTRIAL |
| 2. Cafeterias for Employees | N | P | N | N | P | P | P | P | P | |
| 3. Child Care for Employees | N | P | N | N | P | P | P | P | P | |
| 4. Recreational and Fitness Facilities for Employees | N | P | N | N | P | P | P | P | P | |
| 5. Dwelling Unit for Resident Caretaker or Security Personnel | N | S | S | S | N | N | S | S | P | |
| 6. Farm or Roadside Stand | N | S | P | P | N | S | S | S | N | |
| C. RESIDENTIAL AND NON-RESIDENTIAL | | | | | | | | | | |
| 1. Signs | P | P | P | P | P | P | P | P | P | |
| APPENDIX B | | | | | | | | | | |
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