

120 E. Main St (Rte. 3), Tilton

OFFICE BUILDING

For Sale \$199,000 or

*For Lease \$1,750/mo/mod.gross**



- 2 Conference Rooms
- 3 Offices
- Reception Area
- Kitchenette



*Tenant pays all utilities – HVAC, elec., water, sewer & telecommunications

- Completely Remodeled
- 18,000+/- cars per day
- 100 FT Frontage on Rte. 3
- ADA Accessible



Call Steve Weeks Jr.

Broker/Owner

603.528.3388 ext. 301

603.785.5811 (cell)

Email: sweeks@weeksccommercial.com

WEEKS
COMMERCIAL

350 COURT STREET
LACONIA, NH 03246

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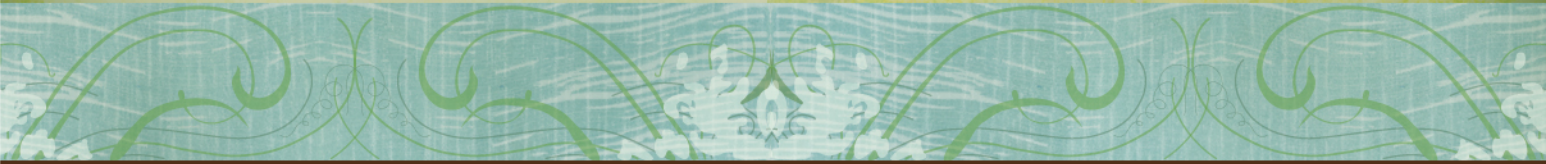
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Property Information

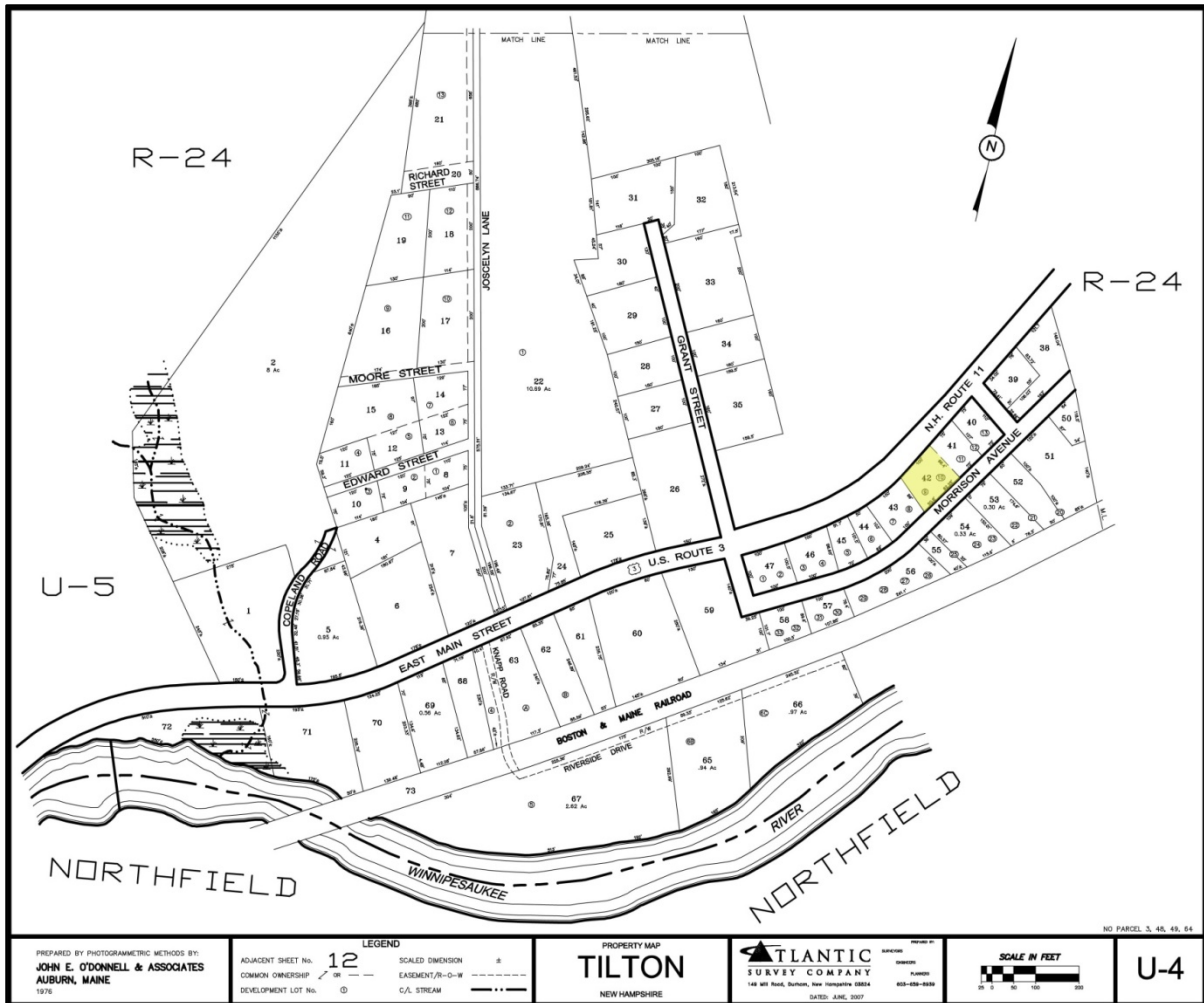
<u>ZONING/TRAFFIC</u>	
Traffic Count	19,000
Zoning	Mixed Use
<u>SERVICE DATA</u>	
Heat	Forced Hot Water/ Natural Gas
ADA Accessible	Yes
Water/Well	City
Sewer/Septic	City
<u>TAX DATA</u>	
Tax Map/Lot No.	U04/042
Current Tax Rate	\$23.19
Land Assessment	\$80,900 & \$3,900 (Features- Paving)
Building Assessment	\$99,000
Total Assessment	\$183,800
Taxes	\$4,262
<u>PROPERTY DATA</u>	
Lot Size	.24 Acres
Frontage	100 Ft.
Parking Space	10 Spaces
Building Square Footage	1,649 SF
Easements	Yes – See Deed
<u>CONSTRUCTION</u>	
Roof Type	Asphalt Shingle
Exterior	Vinyl Siding
Year Built	1900

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PHOTOS



Maps



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Permitted Uses – Business Commercial Zone

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											MU	MIXED USE	
a. Elementary	P	P	P	N	N	N	S	N	N	VR	VILLAGE RESIDENTIAL		
b. Secondary	P	P	P	N	N	N	S	N	N	MR	MEDIUM DENSITY 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			

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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	N	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
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: P = Permitted 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		S
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			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
9. Non-Commercial Raising or Keeping of Livestock	N	S	S	P	N	S	S	S	S		RA RURAL AGRICULTURE
10. Bed and Breakfast Accommodations	S	S	S	S	S	N	S	S	N		DN DOWNTOWN RG REGIONAL COMMERCIAL RC RESORT COMMERCIAL
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
2. Cafeterias for Employees	N	P	N	N	P	P	P	P	P		IN INDUSTRIAL
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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