



31 Bay Road, Sanbornton



Unit #1 Size: 3,100 Square Feet
Rooms: 4 Private Offices
 1 Large Open Space
 Conference Room
 Kitchen
Zoning: Commercial
Parking: 11 – 20 spaces



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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.

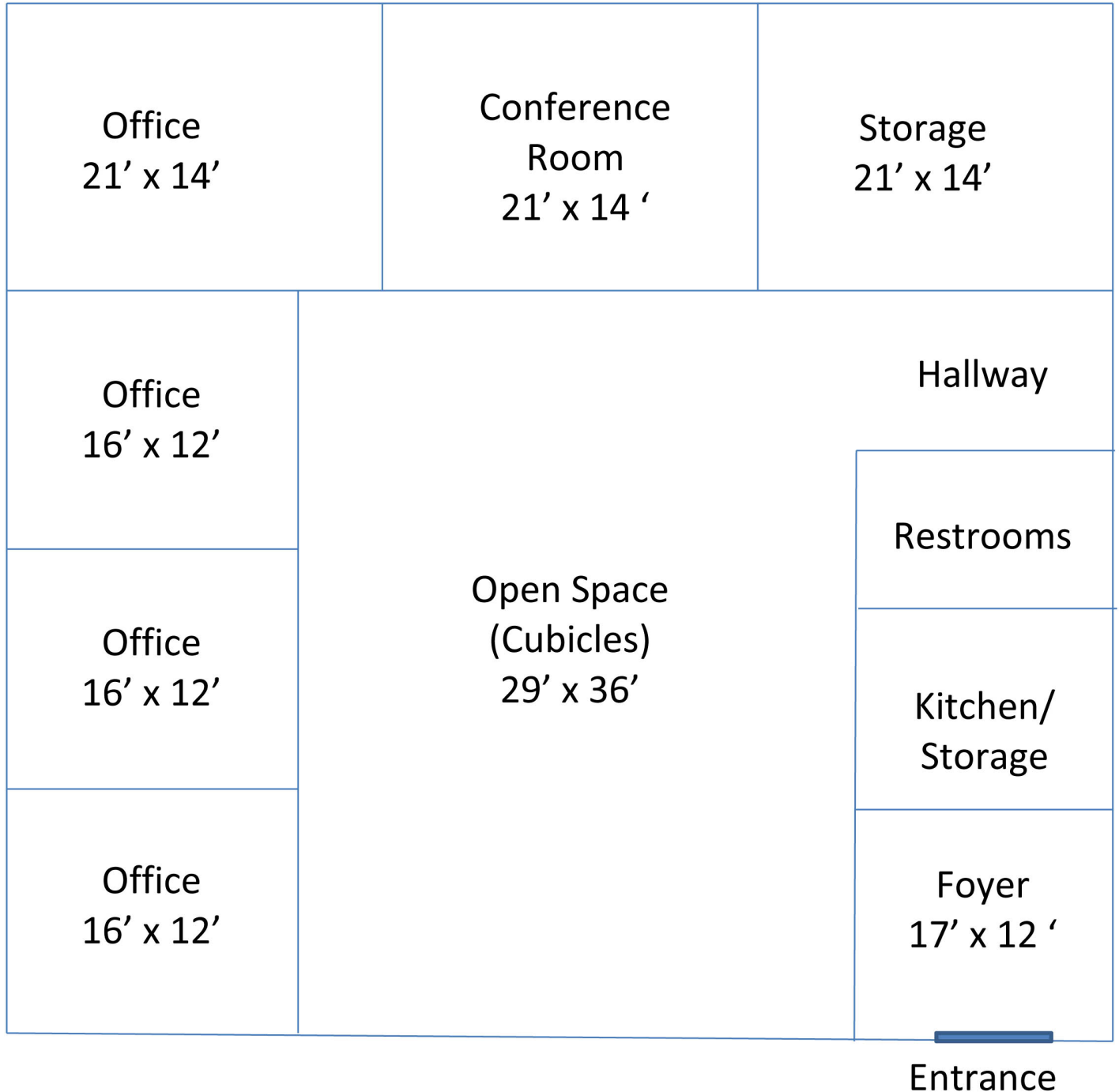
Description

Weeks Commercial is pleased to present this complete office suite including 4 private offices, conference room, large open space & lots of parking located in Sanbornton, NH. The office space has 3,100+/- SF and is ready to welcome a new tenant. The last tenant was there over 10 years and had a great relationship with the landlord, who also has space in the building. Your rent includes real estate taxes, snowplowing, water, sewer and landscaping. The neighbors include - Woodaman & Caswell, Redneck Restoration & Person's Concrete. The property is located at 31 Bay Road in Sanbornton & is just off Route 3 at the traffic light leading to Steel Hill.



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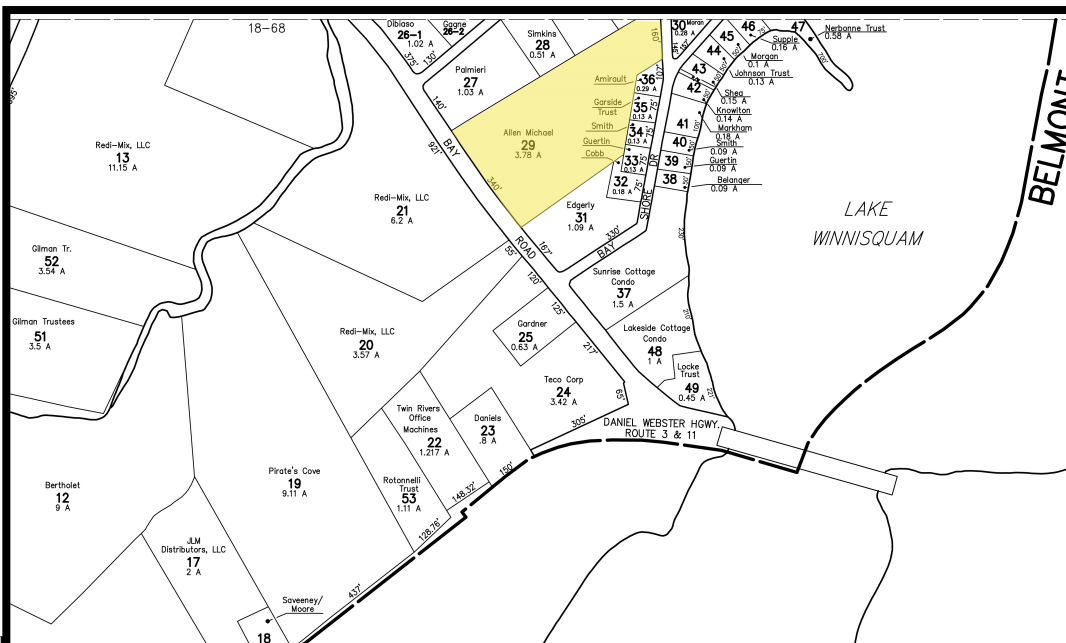
Floor Plan



*Not Drawn to Scale

Property Details

Zoning	Commercial
Parking	11 – 20 Vehicles
Site Status	Available
<u>SERVICE DATA</u>	
Heat	Natural Gas – Hot Air
Water/Well	Private Well
Sewer/Septic	Public Sewer
Air Conditioning	Yes
<u>TAX DATA</u>	
Taxes	\$8,850
Tax Year	2017
Tax Map/Lot No.	Map 24 Lot 29
Current Tax Rate/1000	\$23.63
Land Assessment	\$147,900
Building(s) Assessment	\$228,100
Total Assessed Value	\$376,000
<u>PROPERTY DATA</u>	
Lot Size	3.79 AC
Frontage	340 FT
Number of Floors	1
Unit Square Footage	3,100 SF
Basement	None
<u>CONSTRUCTION</u>	
Exterior	Steel Frame
Roof Type/Age	Metal
Foundation	Slab with Frost Wall
Year Built	1975
<u>OTHER DATA</u>	
Deed Reference	Book 2915, Page 0233



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Permitted Uses

Town of Sanbornton Zoning Ordinance

ARTICLE 10 COMMERCIAL DISTRICT

- A.** The following land uses are permitted in the Commercial District:
- (1) Any uses permitted in the General Agricultural District;
 - (2) Lodging houses, multiple family dwellings, hotels, inns, motels, tourist courts and cabins, retail shops, restaurants, gasoline stations, business offices.
- B.** The minimum lot size shall be 1/2 acre, but may be required to be larger depending on use, soil suitability and slope. Every lot shall have a minimum frontage of 125 feet bordering on a town or state road.
- C.** No buildings or part thereof shall be located within 10' of the side and/or rear of the lot. A minimum distance of 30' between a building or part thereof and any right-of-way line shall be maintained.
- D.** Off-street parking for all vehicles must be provided on the premises. Use of town roads for parking shall be prohibited. Sufficient space shall be included that vehicles can maneuver so as to enter the public road while moving forward. A parking area which by its design requires vehicles to enter the public road in reverse is specifically prohibited.
- E.** The total area covered by buildings and parking area shall not exceed 60% of the total area of the lot.
- F.** For each commercial use, or new and/or expanded use of land in the Commercial District, a Site Plan shall be submitted and approved by the Planning Board prior to said use. [March 1998]
- G.** Description of Commercial District(s):
- The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.
- H.** Amendments to the Commercial District:
- 1) Repealed Article 32 approved at Town Meeting, March 10, 1959, which extended “the present commercial area from the beginning of the Lower Bay Road up to and including Saunders farm and beach” and to return said land to the General Residence Zone. [March 1970]
 - 2) Repealed Article 31 approved at Town Meeting March 10, 1959 which made the Roy Ruggles property (Tax Map 18 Lots 27 & 28 at the corner of Hunkins Road and Philbrick Road) part of the commercial zone and to return said Roy Ruggles property to the Agricultural Zone. [March 1970]

ARTICLE 10 COMMERCIAL DISTRICT (Continued)

- 3) Light manufacturing companies are permitted in a portion of the Commercial Zone as shown on Zoning Map 2015. [March 2015]

~~described as follows:~~

~~A parcel of land bounded on the south by northern sideline of Route 3. Bounded on the east the western sideline of Bay Road. Bounded on the north by a line (where so called Franklin Avenue intersects with Bay Road). Bounded on the west by a line drawn 1000 feet from the western sideline of Bay Road. Also, a 3.78 acre parcel of land (Tax Map 24 Lot 29) on the easterly side of Bay Road and the south side of so called Franklin Avenue formerly owned by the O'Callaghan Family Trust. [March 1999; March 1984]. Superseded by action of Town Meeting 2015.~~

I. Height Limit: [May 2008]

The maximum building height of any building shall be 35 feet.