

# 355 Laconia Rd. / Rte. 3, Tilton



**FOR SALE \$1,100,000**

**\*8.2+/- Acres**

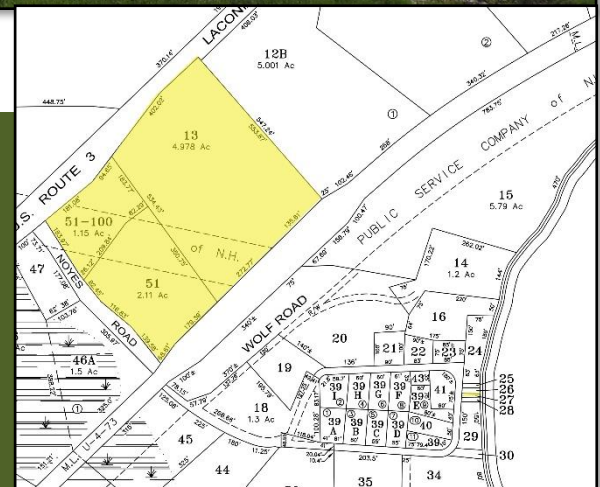
**\*677+/- FT Frontage-Rte 3**

**\*18,000+/- Cars Daily**

**\*1.5 Miles from Exit 20**

**\*Resort Commercial Zone**

**\*Water access to Silver Lake**



Steve Weeks Jr.  
Owner/Broker  
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350 COURT STREET  
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## ***Want your business noticed?***

**Rare opportunity to own over 670+/- FT of road frontage on Route 3 in Tilton, NH. Get your business noticed here with over 18,000+/- cars daily! 4 lots combined to total 8.2+/- acres only 1.5 miles from Exit 20 off I-93. Deeded access lot to Silver Lake! Mostly cleared lot is located directly across the Lochmere Country Club.**

**Resort Commercial Zoning allows a number of permitted uses from Self Storage, Cluster Developments, Child Care Facility, Residential Adult Care Facility, Outdoor Recreational Facility, Campgrounds/Youth Camps, Retail Sales, Flea Markets, Restaurants, Commercial Greenhouses and so much more!**



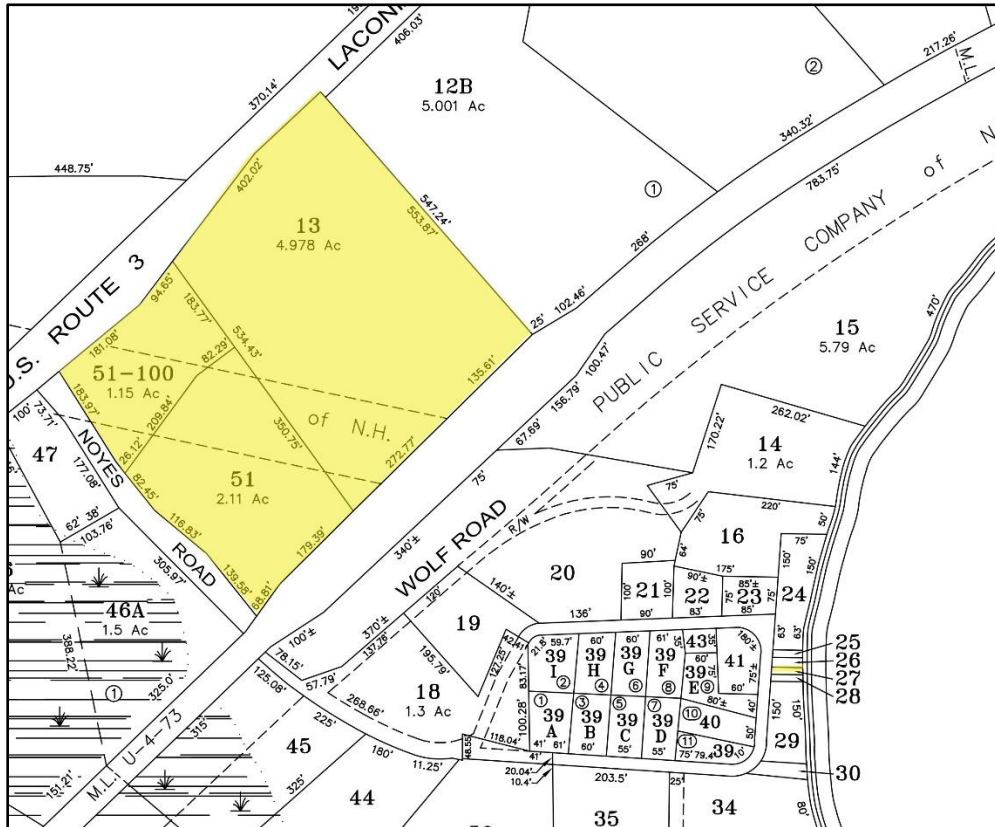
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# PROPERTY DETAILS

<b><u>ZONING/TRAFFIC</u></b>	
<b>Traffic Count</b>	<b>18,000+/- Cars Daily</b>
<b>Zone</b>	<b>Resort Commercial Zone</b>
<b><u>SERVICE DATA</u></b>	
<b>Utilities</b>	<b>None</b>
<b>Water/Well</b>	<b>None</b>
<b>Sewer/Septic</b>	<b>At Street</b>
<b><u>LAND DATA</u></b>	
<b>Tax Map/Lot No.</b>	<b>R21-51, R21-51-01, R21-13, R21-27</b>
<b>Tax Rate 2018</b>	<b>\$19.61</b>
<b>Land Assessment</b>	<b>Total of all lots - \$337,300</b>
<b>Taxes</b>	<b>\$6,614</b>
<b>Lot Size</b>	<b>8.2+/- Acres</b>
<b>Land</b>	<b>Mostly Cleared - Rolling</b>
<b>Water Frontage</b>	<b>Owned Access to Silver Lake</b>
<b>Road Frontage</b>	<b>677+/- Ft on Route 3 / Laconia Road</b>

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# MAPS



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# PERMITTED USES

## CHART OF PERMITTED USES

ARTICLE VI / APPENDIX B

REVISION: 3/12/19

VR: VILLAGE RESIDENTIAL \* MU: MIXED USE \* MR: MEDIUM RESIDENTIAL  
 RA: RURAL AGRICULTURAL \* DN: DOWNTOWN \* RG: REGIONAL COMMERCIAL  
 RC: RESORT COMMERCIAL \* GC: GENERAL COMMERCIAL \* IN: INDUSTRIAL

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	VR	MU	MR		RA	DN	RG		RC	GC	IN
<b>I. PRINCIPAL USES</b>											
<b>A. RESIDENTIAL</b>											
1. Single Family	P	P	P		P	N	N		P	N	N
2. Apartments & Condominiums	P	P	N		N	P	N		N	N	N
3. Multi-Family	N	N	N		N	P	N		N	N	N
4. Rooming House	P	P	N		N	P	N		P	N	N
5. Manufactured Housing Parks & Subdivisions	N	N	N		P	N	N		N	N	N
6. Cluster Development	N	N	P		P	N	N		P	N	N
7. Conversion of an Existing Residential Structure to Multiple Dwelling Units	P	S	N		N	P	N		N	N	N
8. Accessory Dwelling Unit											
a. Attached	P	P	P		P	N	N		P	N	N
b. Detached	S	S	S		S	N	N		S	N	N
<b>B. PUBLIC &amp; INSTITUTIONAL</b>											
1. Churches	P	P	S		N	P	N		P	P	N
2. Schools											
a. Elementary	P	P	P		N	N	N		S	N	N
b. Secondary	P	P	P		N	N	N		S	N	N
c. Trade or Vocational	S	P	N		N	S	N		S	P	P
d. College/University	N	P	N		N	N	N		S	P	N
3. Hospital/Sanitarium	N	P	N		N	N	N		S	P	N
4. Nursing Home	S	P	S		N	P	N		S	P	N
5. Child Day Care Facility	S	S	S		P	N	S		P	P	S
6. Residential Care Facility	S	P	S		N	P	N		P	P	S
7. Library/Museum	P	P	N		S	P	N		P	P	N
8. Social, Fraternal Clubs & Lodges	N	P	N		N	P	N		P	P	S
9. Municipal/Public Works Facility	S	S	S		S	P	P		P	P	P
10. Cemetery	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
<b>C. RECREATION &amp; ENTERTAINMENT</b>											
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 Recreation/Amusement Facilities	N	S	N		N	S	S		P	S	N
4. Movie Theater/Concert Hall	N	N	N		N	P	P		P	P	N
5. Campgrounds/Youth Camps	N	N	S		S	N	N		P	N	N
6. Recreational Vehicle Park	N	N	N		S	N	N		P	N	N
7. Sales & Rental of Boats & Watercraft Including Service and Repairs	N	S	N		N	N	N		S	N	N
8. Marina	N	S	N		N	N	N		S	N	N

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<b>D.OFFICES</b>									
1. General Professional Business, Financial or Government Offices	N	P	N	N	P	P	P	P	P
2. Medical Dental or Health Service Office or Clinic	N	P	N	N	P	P	P	P	S
3. Bank	N	P	N	N	P	P	P	P	S

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<b>E. COMMERCIAL</b>									
1. Retail Sales, Rental or Distribution of Goods & Merchandise									
a. Fully Enclosed Within a Building, and Occupying less than 3,000 sq. ft. Floor Area	N	P	N	N	P	S	P	P	S
b. Fully Enclosed Within a Building Greater than 3,000 sq. ft. Floor Area	N	S	N	N	P	P	S	P	S
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. Permanent Storage Trailer/Container	N	S	N	S	N	S	S	S	S
2. Personal Business Services									
a. Fully Enclosed Within a Building and Occupying Less than 3,000 sf Floor Area	N	P	N	N	P	P	P	P	S
b. Fully Enclosed Within a Building with a Floor Area 3,000 sf or Greater	N	N	N	N	P	P	N	P	S
3. Small-scale manufacturing	N	S	N	S	P	P	P	P	P
4. Sexually Oriented Business	N	N	N	N	N	N	N	N	S
5. Hotels, Motels, Inns	N	N	N	N	P	P	P	N	S
6. Veterinary Facilities	N	S	N	S	N	N	N	P	S
7. Commercial Kennels	N	N	N	S	N	N	S	P	S
8. Mortuary and Funeral Homes	N	P	N	N	P	N	N	P	S
9. Flea Markets	N	P*	N	N	N	P	P	P	N
10. Self Storage Facilities	N	S	N	N	N	P	S	P	P

\* Along Route 3/11 Only

	VR	MU	MR	RA	DN	RG	RC	GC	IN
<b>F. RESTAURANTS</b>									
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. Fully Enclosed 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

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	VR	MU	MR		RA	DN	RG		RC	GC	IN
<b>G. AUTOMOTIVE &amp; TRANSPORTATION</b>											
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
5. Care Wash	N	N	N		N	N	P		N	P	N
6. Commercial Parking Lot or Garage	N	N	N		N	P	P		P	P	P
7. Motor or Rail Freight Terminal	N	N	N		N	N	N		N	N	P
8. Bus or Train Station	N	N	N		N	P	P		P	N	N
9. Recreational Vehicles & Camping Trailers Including Servicing and Repairs	N	N	N		N	N	S		S	S	N
10. Aviation Field	N	N	S		S	N	S		S	S	S

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<b>H. INDUSTRIAL</b>											
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
3. Bulk Storage of Fuel, Chemicals, or Flammable Materials	N	N	N		N	N	N		N	N	S
4. Sale of Construction Equipment and or/ Materials with Out door Display and Storage.											
a. Industrial Heavy	N	N	N		N	N	N		N	S	P
b. Industrial 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
6. Removal, Excavation and Processing of Earth Materials	N	N	N		N	N	N		N	N	S
7. Accessory Salesroom	N	N	N		N	N	N		N	S	P

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<b>I. AGRICULTURAL</b>											
1. Farming and Agricultural Operations											
a. Agricultural (Commercial)	P	N	P		P	N	N		P	P	N
b. Horticultural (Greenhouse/ Nursery)	P	P	P		P	P	P		P	P	P
c. Livestock (Commercial)	N	N	S		P	N	N		S	S	S
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

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**II. ACCESSORY USES**

**A. RESIDENTIAL**

	VR	MU	MR		RA	DN	RG		RC	GC	IN
1. Home Business	P	P	P		P	N	N		P	P	N
2. Home Occupation	P	P	P		P	P	P		P	P	N
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
7. Garage, Carport, or Parking Space for Use by Residents of the Premises	P	P	P		P	P	P		P	P	P
8. Accessory Structures and Facilities Including Tool Sheds, Greenhouses, Swimming Pools, and Tennis Courts	P	P	P		P	P	P		P	P	P
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**

	VR	MU	MR		RA	DN	RG		RC	GC	IN
1. Parking Space or Garage for Employees, Visitors, and Customers	S	P	S		S	P	P		P	P	P
2. Cafeterias for Employees	N	P	N		N	P	P		P	P	P
3. Child Car 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. SIGNS**

	VR	MU	MR		RA	DN	RG		RC	GC	IN
1. Signs	P	P	P		P	P	P		P	P	P

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