

5 PROSPECT STREET, TILTON NH

# PRIME COMMERCIAL SPACE

*Offered for Lease*



**\$2,500/mo/nn**

\*Landlord Pays Taxes Only \*



- 3,700+/- SF
- 4 Offices
- 1 Conference Area
- Large Reception Area
- Loading Dock



Call Warren Clement

Sales Associate

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603-520-7650 cell

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**WEEKS**  
COMMERCIAL

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LACONIA, NH 03246

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## PROPERTY PHOTOS

Weeks Commercial is pleased to present this commercial property for lease located at 5 Prospect Street in Tilton, NH. This well-built 3,700 SF property is divided into separate offices, meeting rooms, reception area and the brick façade stands out as you travel through downtown Tilton on busy Route 3. The property was a former US Post Office and most recently office space, and it is located a few miles from Interstate 93 which serves as the east/west connection for Central N.H.

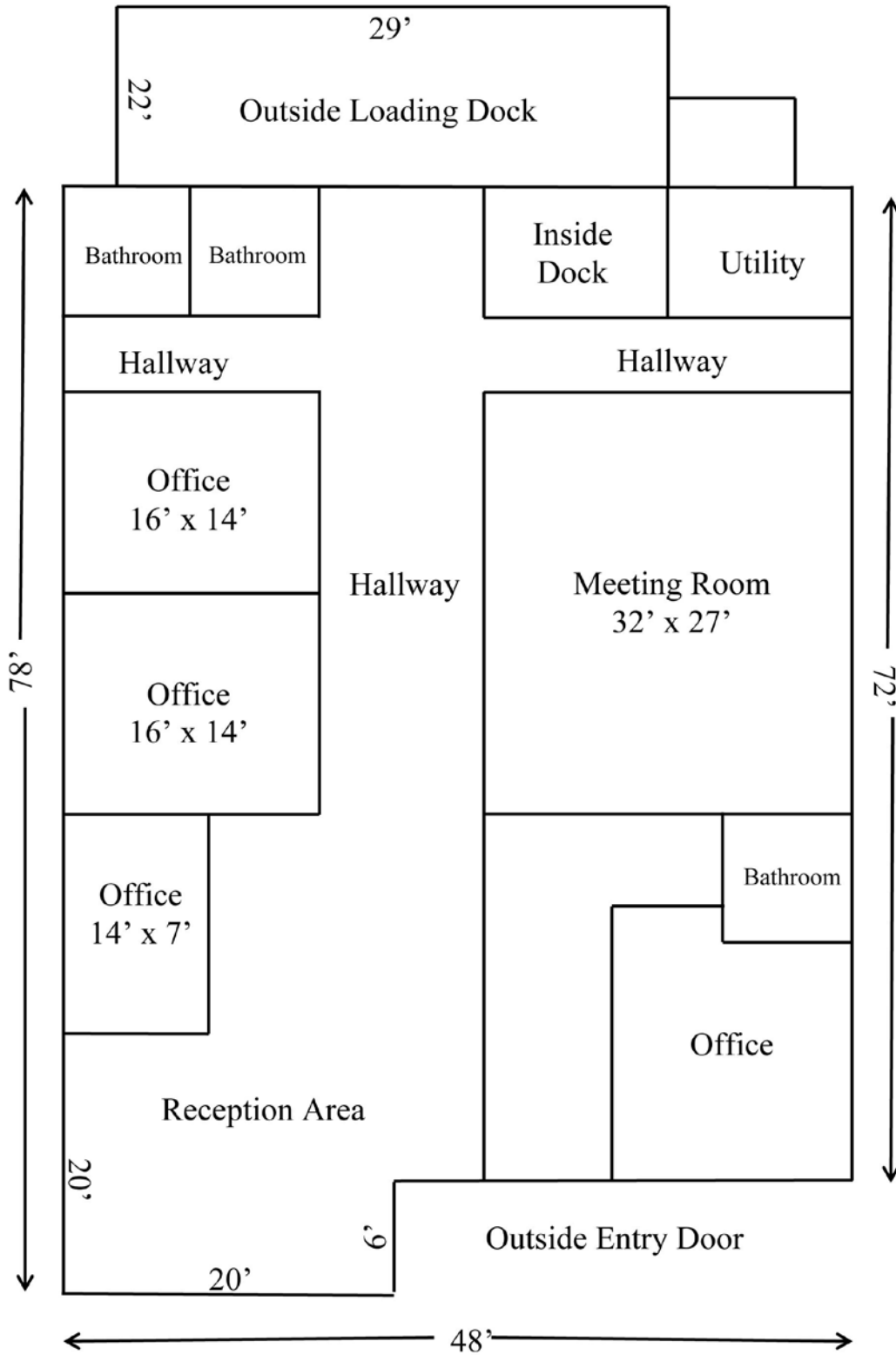


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## PROPERTY DETAILS

<b><u>ZONING</u></b>	
Zoning	Downtown
<b><u>SERVICE DATA</u></b>	
Heat	Oil – Forced Hot Air - Duct
A/C	100%
Water/Well	City
Sewer/Septic	City
<b><u>TAX DATA</u></b>	
Tax Map/Lot No.	U05/000051
Current Tax Rate	\$21.50
Land Assessment	\$72,700 + \$7,500 (Paved Parking)
Building Assessment	\$354,000
Total Assessment	\$434,200
Taxes	\$9,335
<b><u>PROPERTY DATA</u></b>	
Lot Size	.47+/- Acre
Frontage	119' Prospect St. & 195' Academy St.
Square Footage	3,700 SF
Deed	Book 3042 Page 394
<b><u>CONSTRUCTION</u></b>	
Roof Type	Asphalt Shingle
Exterior	Brick
Year Built	1960
Loading Dock	1 – 8 FT Door

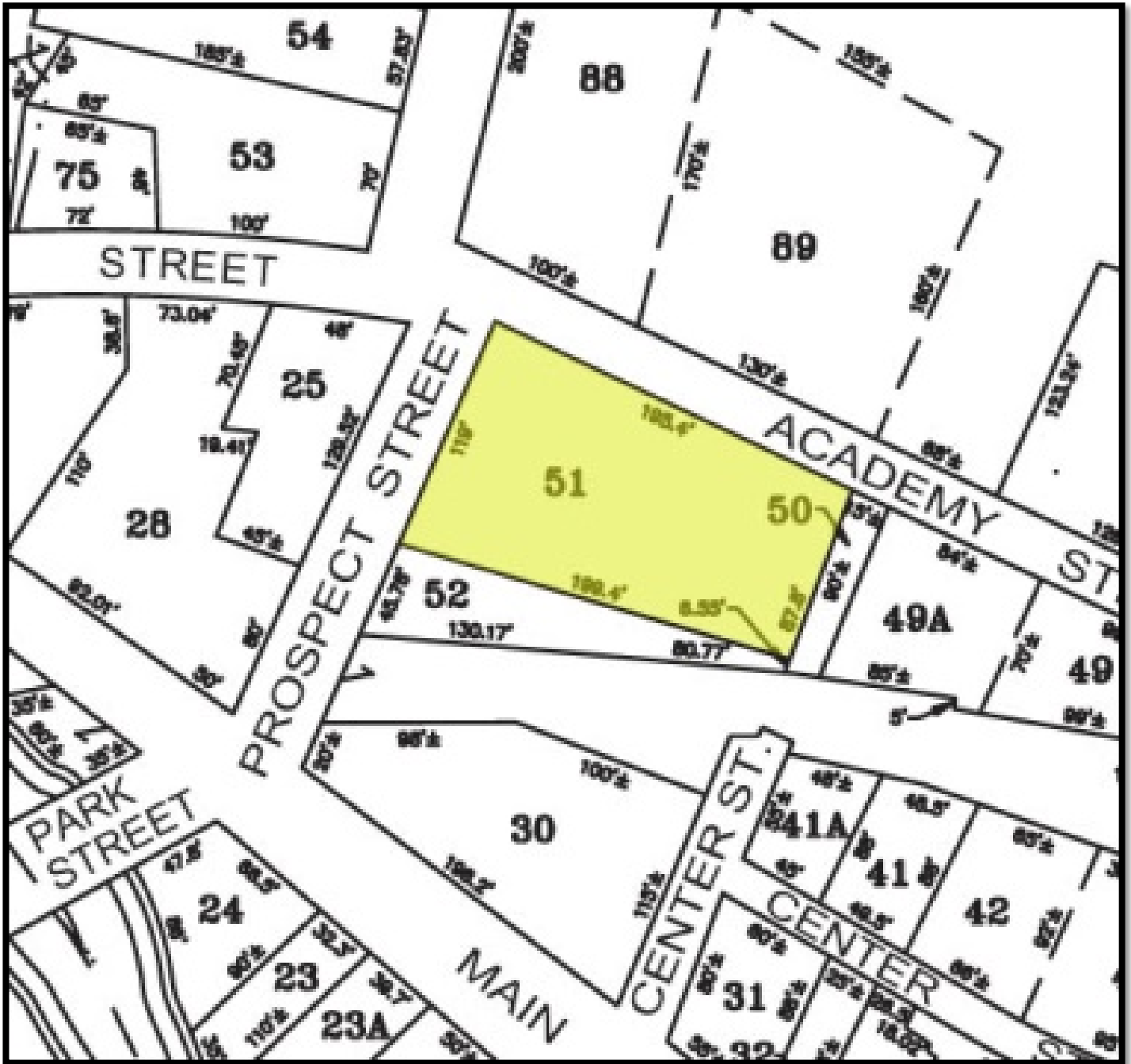
# FLOOR PLAN



\*Not Drawn to Scale

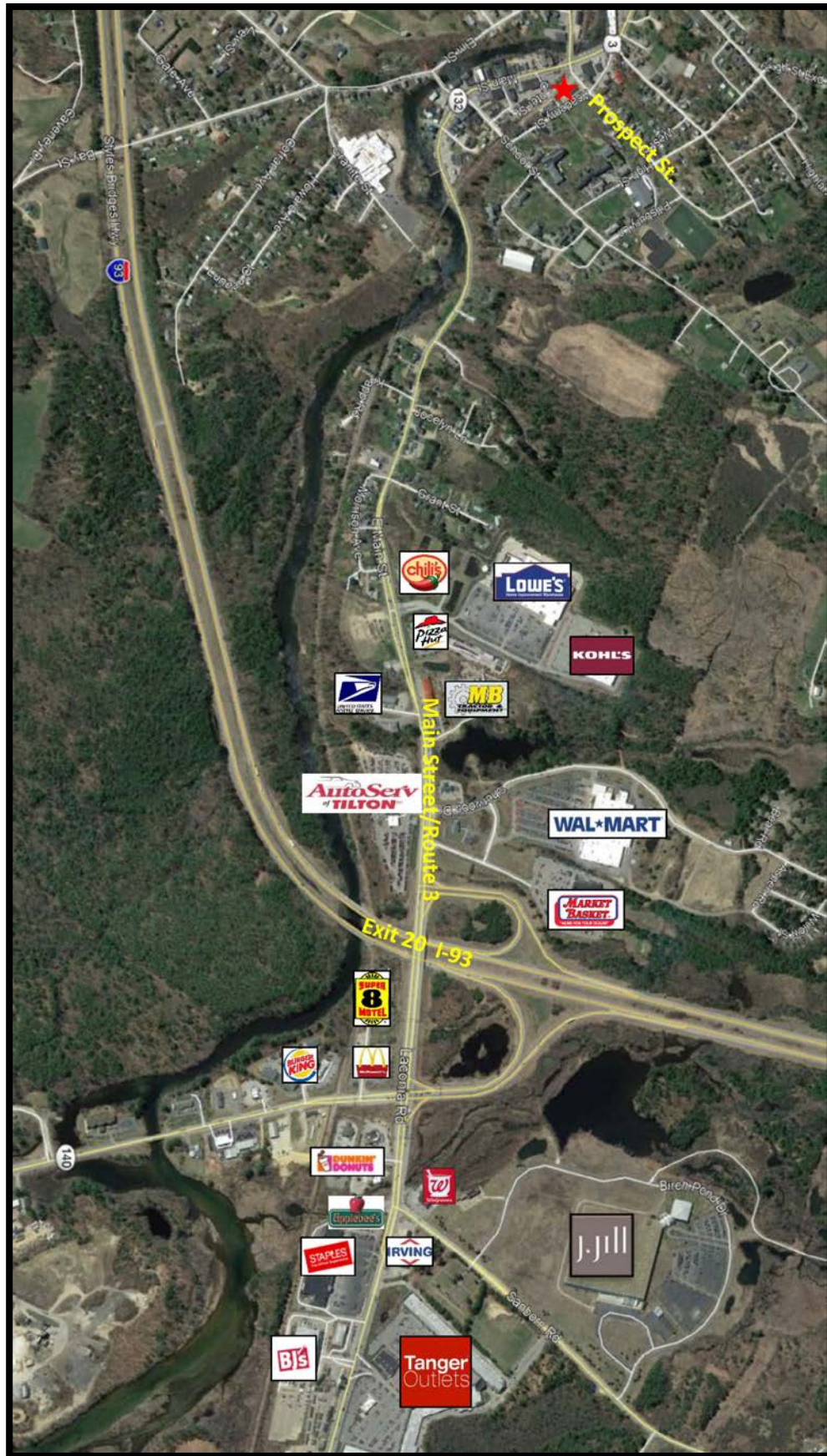
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# TAX MAP



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# GOOGLE EARTH MAP



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# PERMITTED USES

CHART OF PERMITTED USES											
3/14/17											
Legend:											
P = Permitted											
S = Special Exception											
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USE	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, 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>B. PUBLIC AND 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	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		
<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 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		
<b>APPENDIX B</b>											
										PAGE 1	

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<b>C. RECREATION &amp; ENTERTAINMENT con't</b>										
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	
<b>D. OFFICES</b>										
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	MR MEDIUM DENSITY RESIDENTIAL
3. Banks	N	P	N	N	P	P	P	P	S	DN DOWNTOWN
<b>E. COMMERCIAL</b>										
1. Retail Sales, Rental or Distribution of Goods and Merchandise.										RG REGIONAL 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	RC RESORT COMMERCIAL
b. Fully Enclosed Within a Building Greater than 3,000 sf Floor Area	N	S	N	N	P	P	S	P	S	GC GENERAL COMMERCIAL
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 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	N	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
<b>APPENDIX B</b>										
PAGE 2										

ARTICLE VI										
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3/14/17										
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<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. 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
<b>G. AUTOMOTIVE AND 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	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
<b>H. INDUSTRIAL</b>										
1. Manufacturing, Processing, Repairing, Assembling of Goods and Merchandise (Research & Development)										GC GENERAL COMMERCIAL
a. Industry Heavy	N	N	N	N	N	N	N	N	P	IN INDUSTRIAL
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	
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PAGE 3										

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<b>H. INDUSTRIAL (continued)</b>										
3. Bulk Storage of Fuel, Chemicals, or Flammable Materials.	N	N	N	N	N	N	N	N	N	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	P	MR MEDIUM DENSITY RESIDENTIAL
<b>I. AGRICULTURAL</b>										
1. Farming and Agricultural Operations										RA RURAL AGRICULTURE
a. Agricultural (Commercial)	P	N	P	P	N	N	P	P	N	DN DOWNTOWN
b. Horticultural (Greenhouse/Nursery)	P	P	P	P	P	P	P	P	P	RG REGIONAL COMMERCIAL
c. Livestock (Commercial)	N	N	S	P	N	N	S	S	S	RC RESORT COMMERCIAL
2. Silvicultural Operation (forestry)	P	P	P	P	N	P	P	P	P	GC GENERAL COMMERCIAL
3. Stables and Equestrian Facilities	S	S	S	P	N	S	S	S	S	IN INDUSTRIAL
4. Commercial Greenhouses/Warehouse For Wholesale and Retail Sales	N	N	S	P	N	S	P	P	N	
<b>ACCESSORY USES</b>										
<b>A. RESIDENTIAL</b>										
1. Home Business	P	P	P	P	N	N	P	P	N	
2. Home Occupation	P	P	P	P	P	P	P	P	N	

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USE	VR	MU	MR	RA	DN	RG	RC	GC	IN	
<b>A. RESIDENTIAL (continued)</b>										
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
<b>B. NON-RESIDENTIAL</b>										
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	
<b>C. RESIDENTIAL AND NON-RESIDENTIAL</b>										
1. Signs	P	P	P	P	P	P	P	P	P	

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PAGE 5

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