

# 57 Reservoir Road, Meredith

**\$780,000**



**Building Size:** 10,000 Square Feet Total  
2 Separate Warehouse/Ind. Bays  
Finished space & mezzanine separating units

**Drive in Doors:** 2 - 14 Ft. x 14 Ft. Overhead Doors

**Zoning:** Business and Industry District

**Utilities:** Private Well/City Sewer

**Heat:** FHA/Propane

**Acreage:** 4.18 Acres

**Taxes:** \$6,256

**WEEKS  
COMMERCIAL**

*Call Steve Weeks Jr.  
Broker/Owner*  
**603.528.3388 ext. 301**  
**603.785.5811 Cell**

Email: [sweeks@weeksccommercial.com](mailto:sweeks@weeksccommercial.com)



350 Court Street  
Laconia, NH 03246

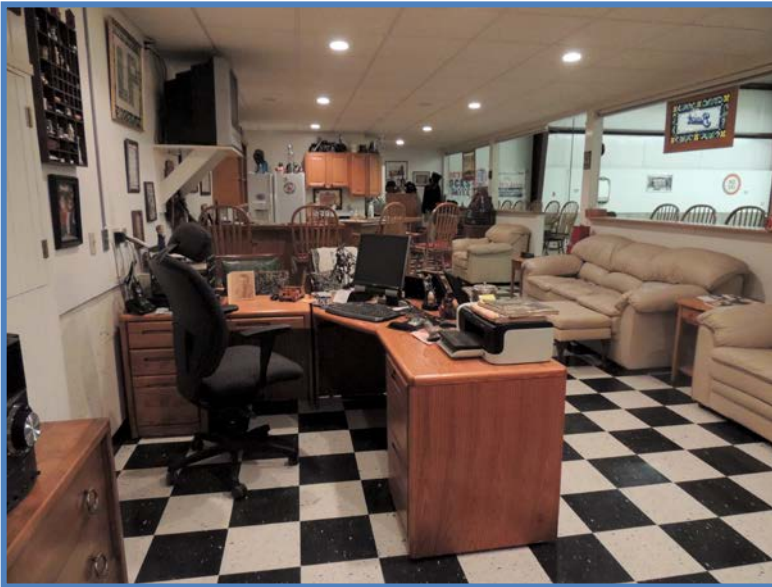
**WWW.WEEKSCOMMERCIAL.COM**

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.

# Front Unit



# First Floor Finished Space



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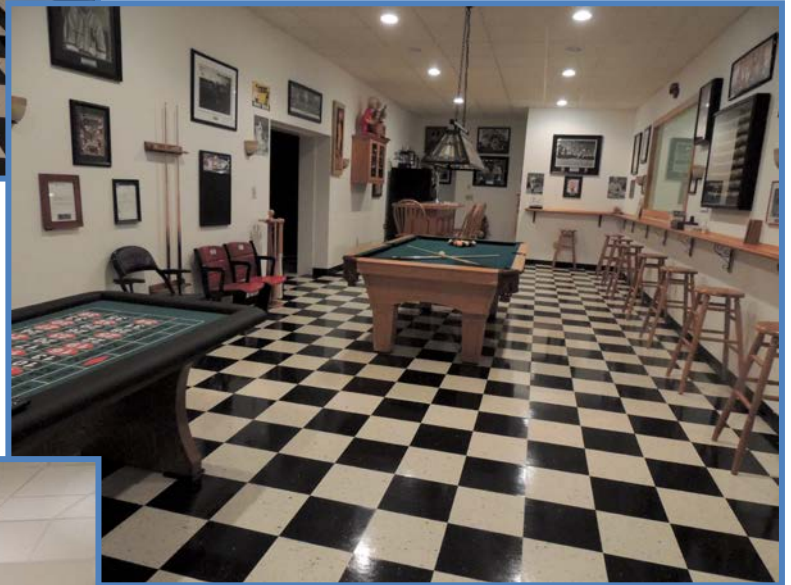
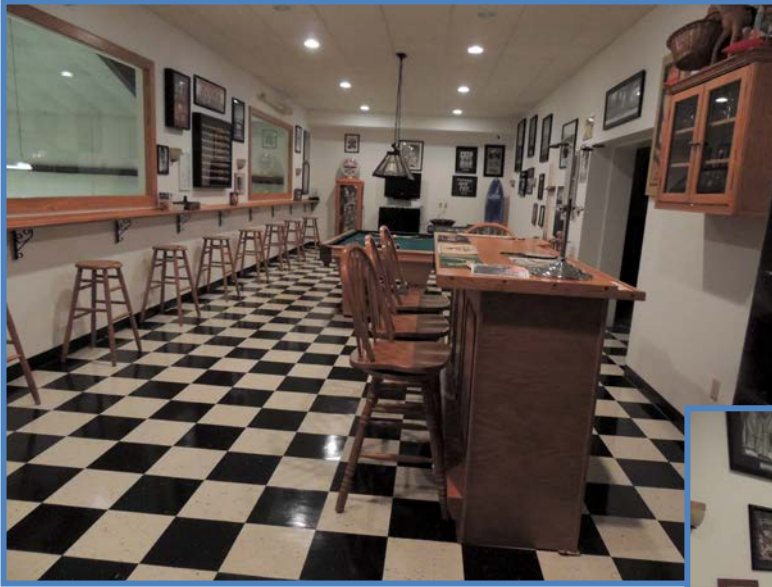


# Back Unit



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# Mezzanine

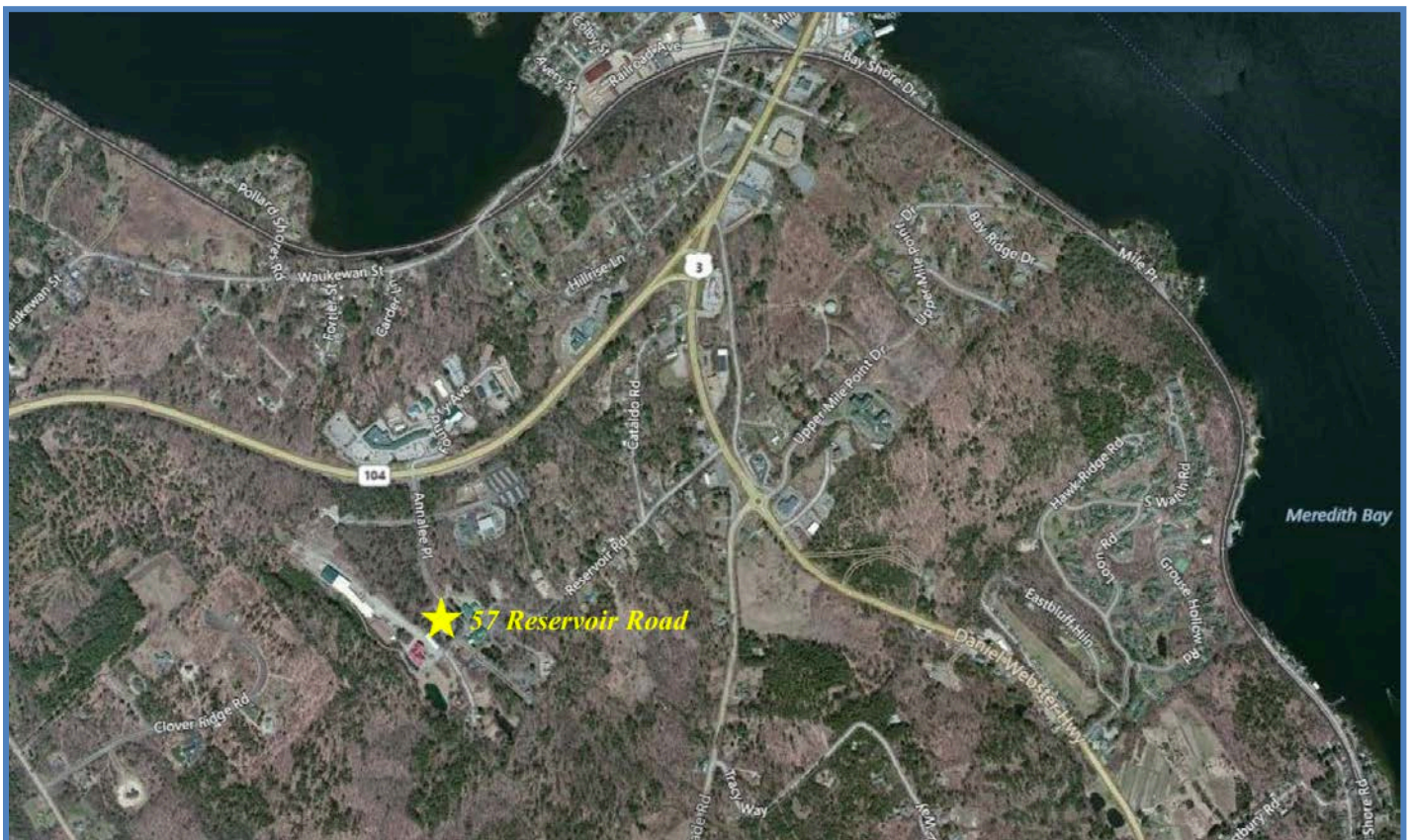


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Weeks Commercial is pleased to offer this 10,000+/- SF warehouse building 50' x 200'. 14' x 14' overhead drive in door at each end of the building. 36' x 50' mezzanine in the center of the building currently finished as a "man cave". 3 finished restrooms, one with shower and laundry. Could be occupied by 2 separate tenants. Lots of possibilities in this Business/Industrial Zone - warehouse, light manufacturing, storage, etc. A unique and rare opportunity near downtown Meredith with easy access to Route 3 and Route 104.

## Google Map



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# Property Details

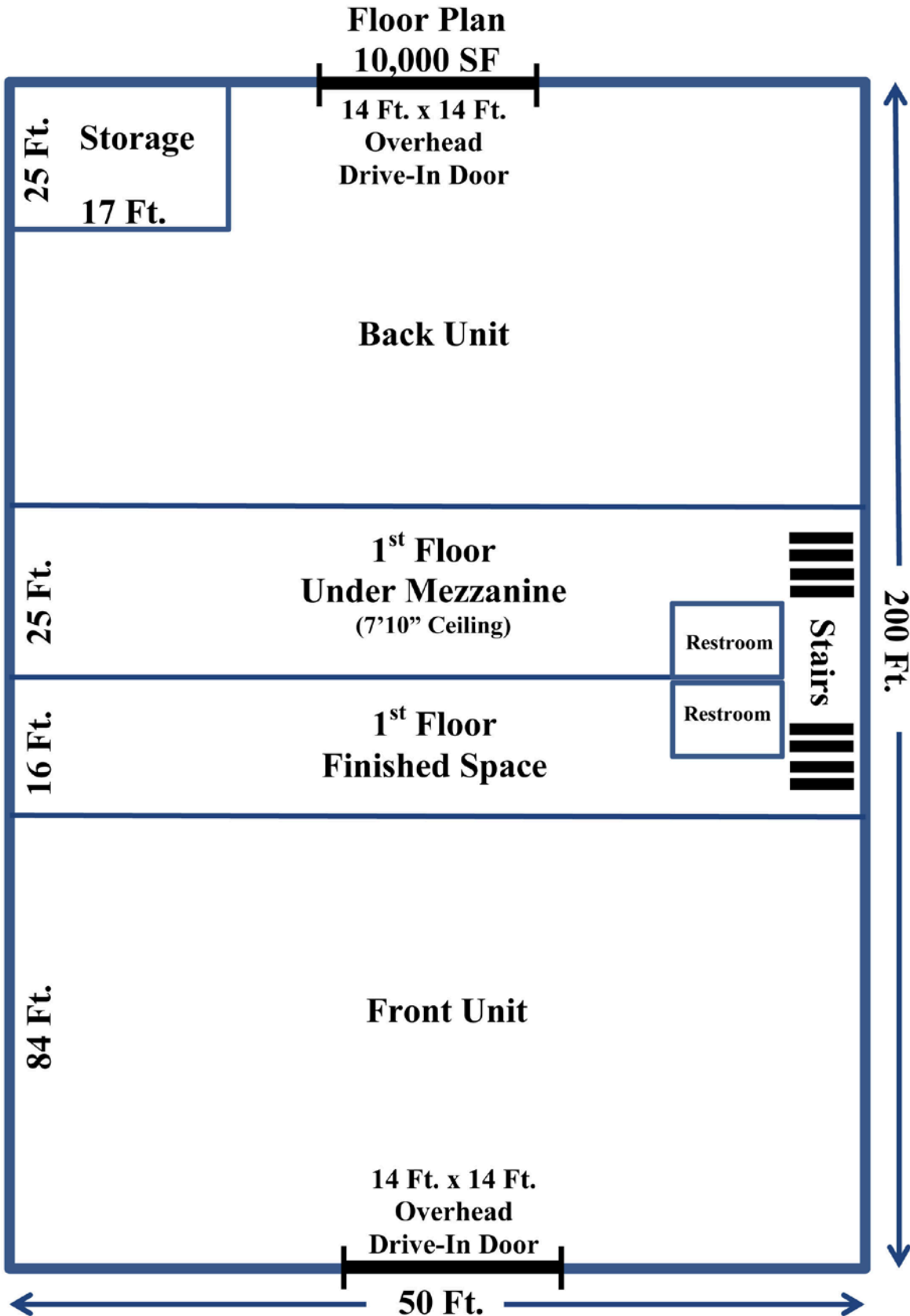
Heat	Propane – Hot Air
Water/Well	Private Well
Sewer/Septic	City Sewer
<b><u>TAXES</u></b>	
Tax Year	2018
Taxes	\$6,416.70
Tax Map/Lot No.	S23/33
Current Tax Rate/1000	\$15.62
Land Assessment	\$108,400
Building Assessment	\$302,400
Total Assessed Value	\$410,800

<b><u>PROPERTY DATA</u></b>	
Lot Size	4.18 Acres
Frontage	113 Ft. on Reservoir Road
Number of Buildings	1
Building Square Footage	10,000 Sq.Ft. Total
Number of Units	2
Number of Floors	1 + Mezzanine
Zoning	Business and Industry District (B1)
Drive In Door	2 14 Ft. x 14 Ft.

<b><u>CONSTRUCTION</u></b>	
Exterior	Metal
Roof Type/Age	Metal
Foundation	Concrete Slab
Insulation	
Year Built	2005

<b><u>LAND DATA</u></b>	
Deed	Book 2082 Page 46
Site Plan	Included in Marketing Package

# Floor Plan

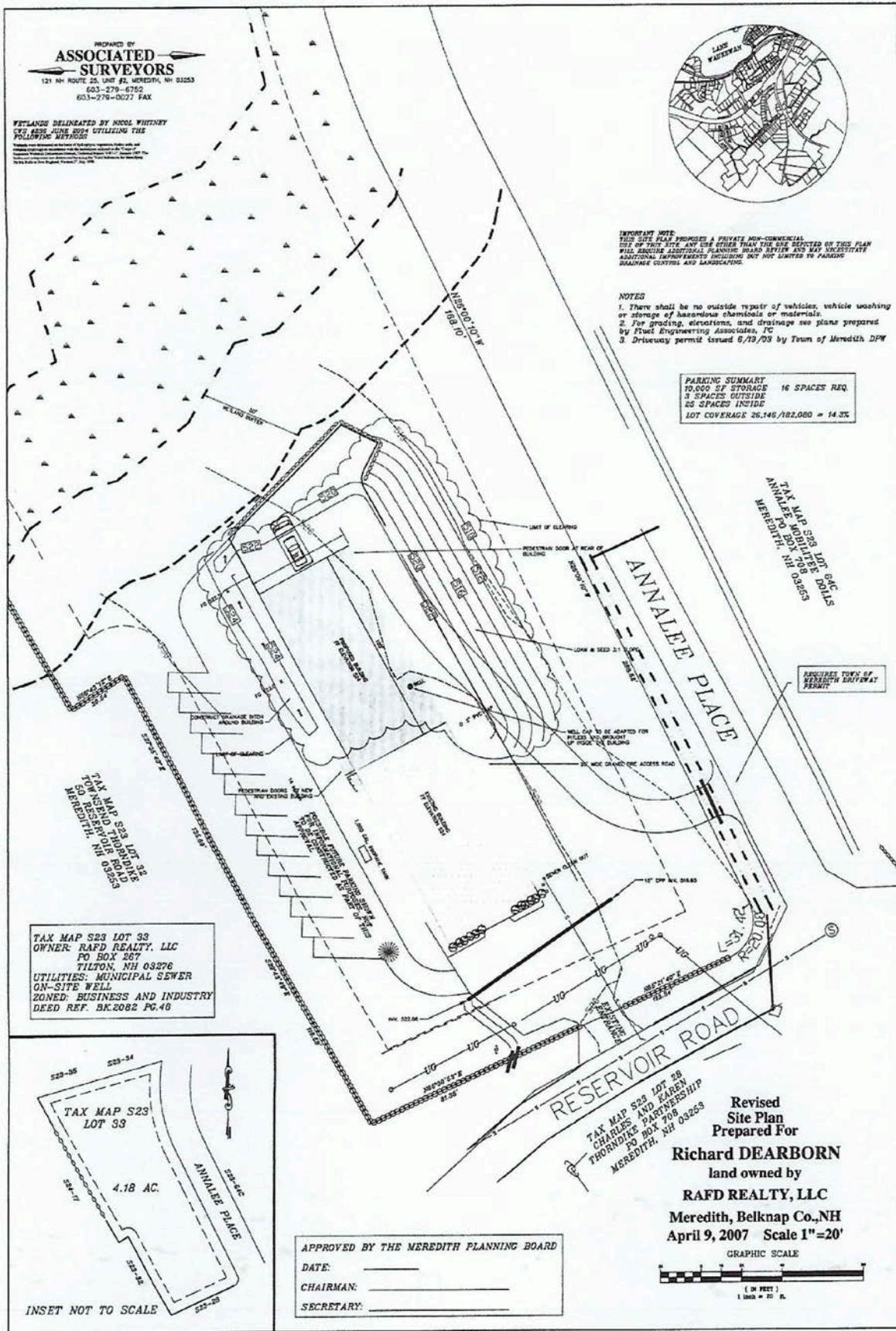


**\*\* 36 Ft. x 50 Ft. Mezzanine Not Inc. in Floor Plan**

**\*Not Drawn to Scale**



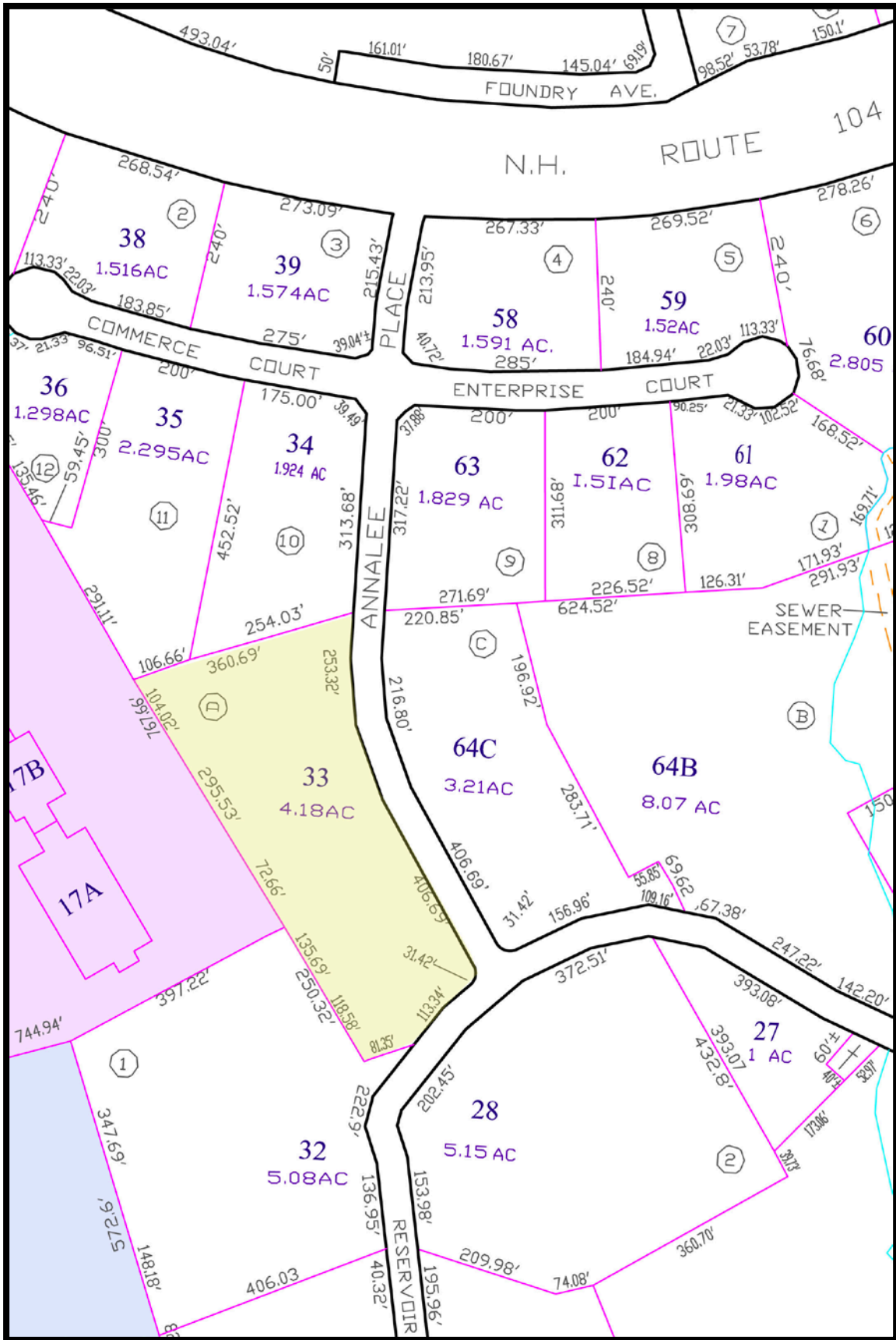
# Site Plan



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# Tax Map



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# Permitted Uses

## D-5 BUSINESS AND INDUSTRY DISTRICT (13 Mar 14)

**General Purpose-** The general purpose of the Business and Industry District is to provide an area for environmentally compatible, business and light industry activities separate from residential and retail uses. Located primarily along the southern portion of Route 104, the District is a transition zone of activity from the Forestry/Rural District to the Route 3 Commercial District. The goal is to accommodate relatively dense areas of development within an overall framework of natural settings, while visually buffering activity from Route 104 (see buffering requirement below). Campus type developments are encouraged if appropriately buffered and screened from Route 104. The bulk of the district is located within the Lake Waukegan Watershed (Lake Waukegan is Meredith's public drinking water supply) so the activity and site design should be sensitive to the water quality impacts on the Lake. This District is an ideal location for small to medium size businesses. Quite different from the Route 3 Commercial and Village Districts, this District is not intended for uses that depend on high visibility from the roadway. As a gateway corridor to the center of Meredith it is important that the natural buffer along Route 104 be preserved, or that a landscaped buffer be provided, sufficient to retain the district's scenic and aesthetic qualities.

### A. Business & Light Industry District - Permitted Uses and Special Exceptions (Any use not listed here is prohibited.) (14 Mar 17)

#### Permitted Uses

1. Light Manufacturing
2. Commercial Printing
3. Warehouses
4. Research or Laboratory Facility
5. Storage (Indoor only)
6. Building Material and Supply Facility
7. Clinics, Medical and Dental Offices
8. Essential Services
9. Offices
10. Firewood Processing
11. Accessory Uses

#### Special Exceptions

1. Equipment Rental, Repair or Service Facility
2. Vehicle Service and Repair
3. Private Ambulance Service
4. Commercial Child Care
5. Essential Service Buildings
6. Private School
7. Commercial Schools
8. Restaurant
9. Building Trades
10. Recreational Facility
11. Cultural Uses

### B. Business and Light Industry, District Conditions and Restrictions

#### Minimum Standards: with Class 1, 2 & 3 Utilities\*\*

Minimum Area required	1 acre
Width	150 feet
Min. Area per Dwelling (net density)	1 acre
Front Setback	30 feet
Side Setback	25 feet
Rear Setback	25 feet
Maximum Height	45 feet (12 Mar 91)



Non-residential uses must receive Site Plan and Architectural Design approval from the Planning Board.

**Buffer Requirement** – A natural or landscaped buffer zone of 50 feet from the right-of-way line of Route 104, subject to Site Plan Review, shall be required in addition to the regularly required building setback for the purposes of visual screening. Additional buffer width may be required by the Planning Board depending on the nature of the proposal, in order to preserve scenic and aesthetic qualities.

\*\*Refer to Article V, Section D, Soils and Slopes Table.