

304 LACONIA ROAD/ROUTE 106, BELMONT, NH

# PRIME COMMERCIAL SPACE

*Offered for Sale*



**Priced  
\$460,000 Below  
Assessment**

## \$595,000

**PRICE JUST REDUCED!!!!**

This 7,700 SF building is located on busy Route 106 (Laconia Road) with a traffic count of 12,000+/- cars per day. Need a wide open space with 11'8" ceilings? Here it is! The interior walls can be taken down and you will have over 7,000 SF space to work with.

There is an additional 4,400 SF in the basement divided into 2 spaces. One space has a kitchen with an area to serve breakfast, lunch or dinner along with 2 more bathrooms with showers. The other space is great for storage

The building is currently a church with sanctuary that will seat 150+, 3 classrooms, nursery & several offices, men's & ladies rooms all on the first floor & all have A/C.



- 7,700+/- SF on Main Floor
- Additional 4,400 SF of Basement Space
- 11'8" Ceilings
- Commercial Zone
- Corner Lot on 4.6 Acres
- 370+/- Ft Frontage on Route 106
- Traffic Count  
12,000+/- Cars Daily



Call Warren Clement  
Sales Associate

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**WEEKS  
COMMERCIAL**

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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.



# PROPERTY PHOTOS



Sanctuary Seats 150 +



100+ Car Paved Parking Lot



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# PROPERTY PHOTOS

## Foyer



## Main Hallway



## Office



## Classroom



## Classroom



## Sound/Light Booth



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# PROPERTY PHOTOS

## Rec Room



## Kitchen



## Main Entrance



## Racquet Ball Court



## 8 FT Overhead Door



## 4.6 Acre Parcel



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## PROPERTY DETAILS

<b><u>SITE DATA</u></b>	
Zoning	Commercial
Traffic Count	12,000 +/- Cars Per Day
Location	Corner of Laconia Road/Route 106 and Dutile Road

<b><u>SERVICE DATA</u></b>	
Heat	Propane
Water	Private
Sewer/Septic	Private
A/C	Central

<b><u>TAX DATA</u></b>	
Taxes	\$30,441
Tax Year	2016
Deed – Book/Page	1473/0372
Current Tax Rate	\$28.83
Total Assessed Value	\$1,055,900

<b><u>PROPERTY DATA</u></b>	
Available Square Footage	7,700 SF Main Level + 4,400 SF Basement
Number of Floors	1 + Basement
Parking Spaces	100 + Paved

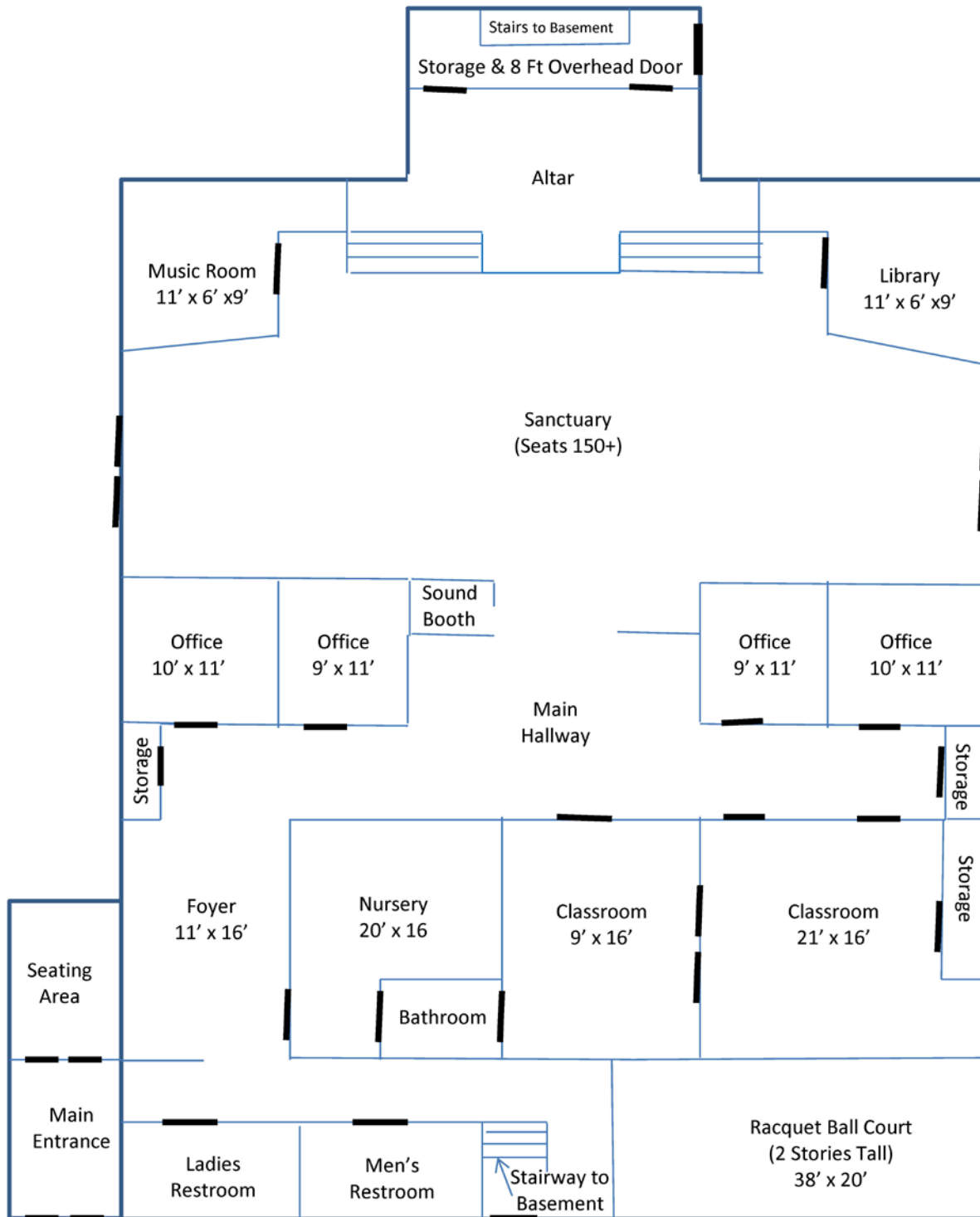
<b><u>CONSTRUCTION</u></b>	
Exterior	Vinyl Siding
Roof Type	Asphalt Shingle
Foundation	Slab
Basement	Yes
Year Built	1972

<b><u>LAND DATA</u></b>	
Acreage	4.6 Acres
Road Frontage	370+/- FT on Route 106 & 340+/- FT on Dutile Road

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# FLOOR PLAN – MAIN LEVEL

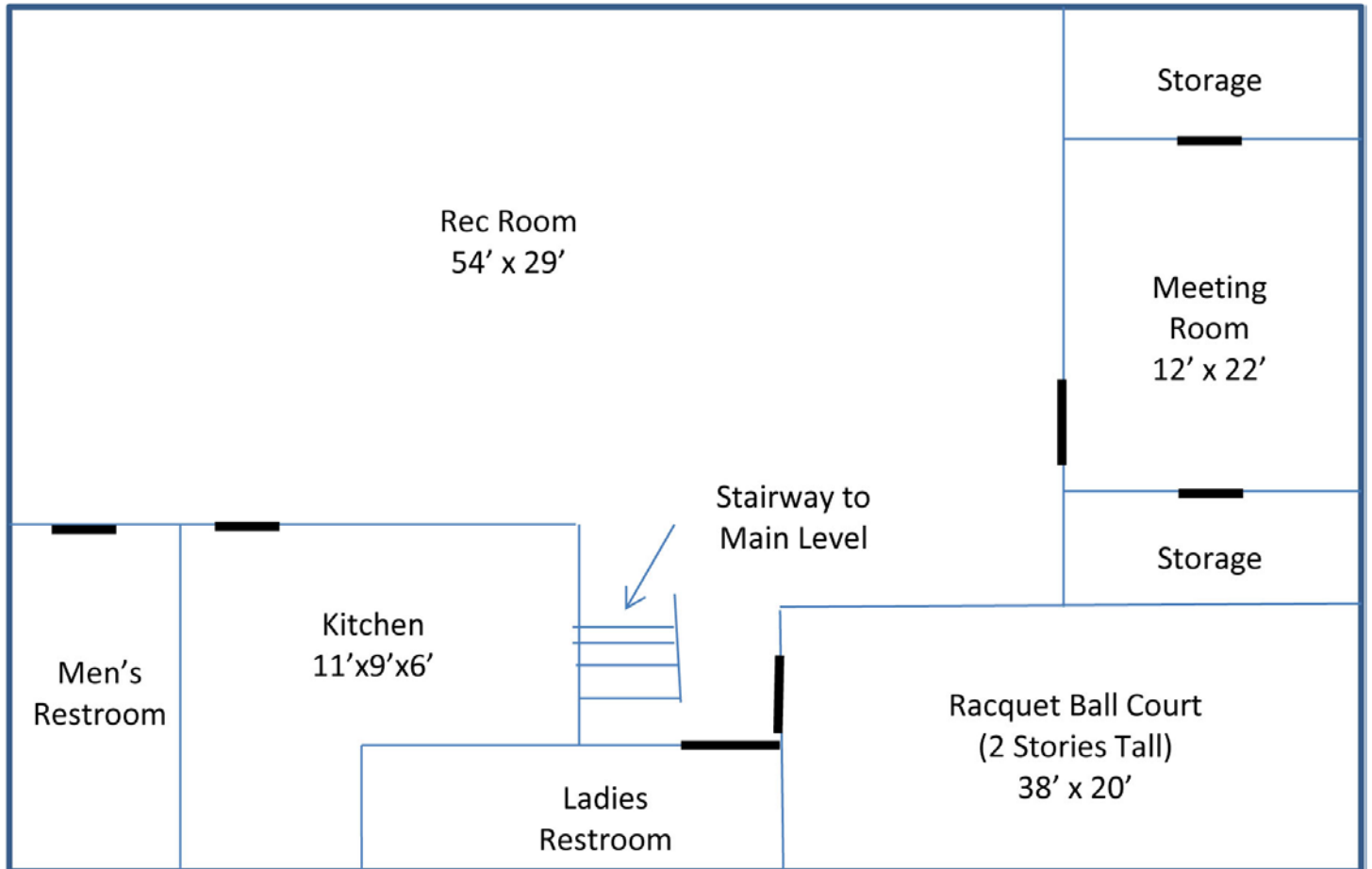
## Main Floor 7,700+/- SF



\*Floor Plan NOT drawn to scale – layout purposes only\*

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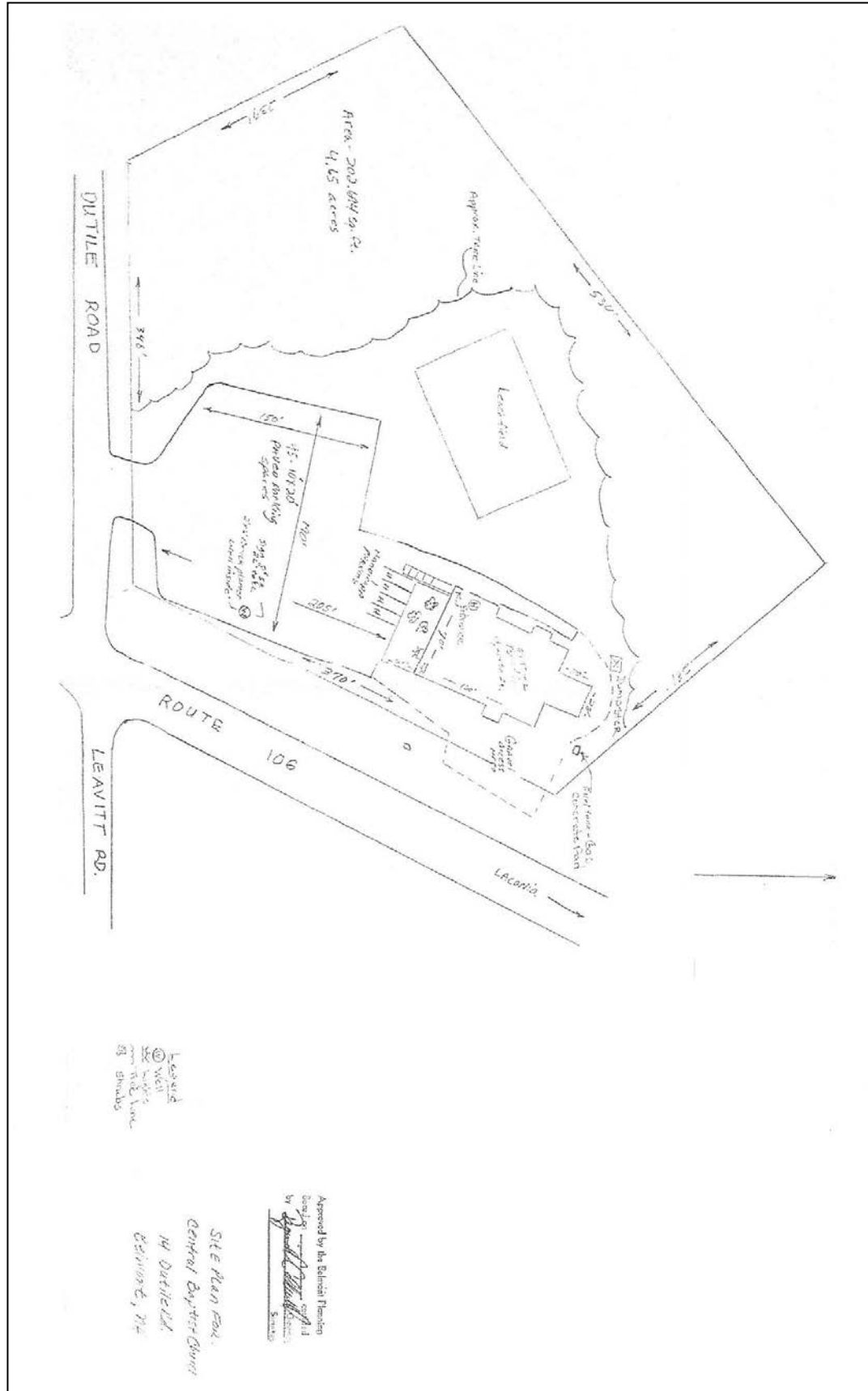
# FLOOR PLAN - BASEMENT



\*Floor Plan NOT drawn to scale – layout purposes only\*

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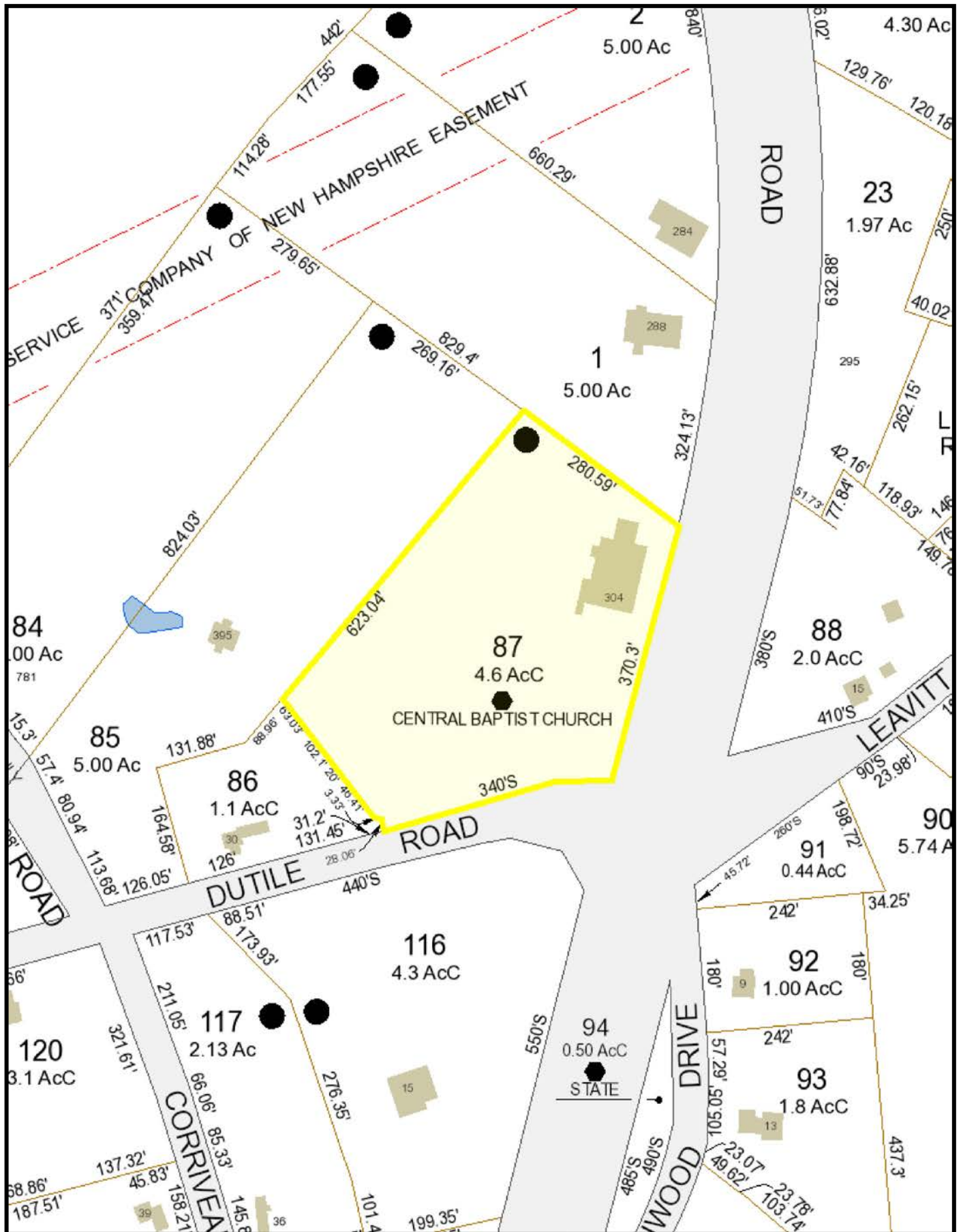
# SITE PLAN



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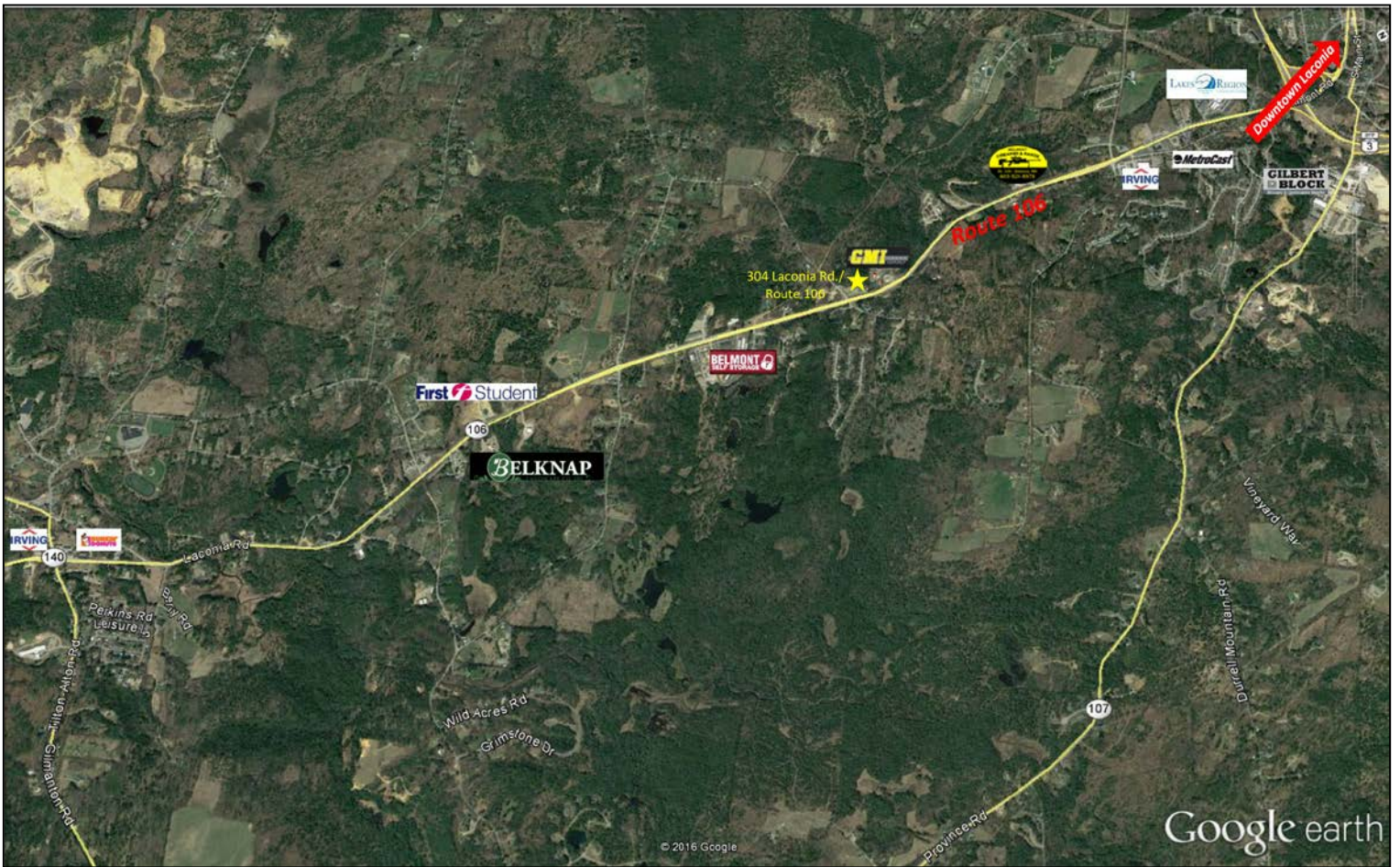
# TAX MAP



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# GOOGLE EARTH MAP



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# PERMITTED USES

Town of Belmont

ARTICLE 5

## ARTICLE 5. - TABLE 1 Zoning District Regulations Table of Permitted Uses

Note: P=Permitted Use; E=Special Exception Necessary; N=Not Permitted.

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
<b>Commercial Uses:</b>						
Accessory Building/Use	P	P	P	P	P	P
Activity related to the removal of sand, gravel, loam or stone for commercial purposes	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Aircraft Landing Area	E	E	E	E	E	E
Billboard - advertising on-site use	P	P	N	N	N	N
Billboard - advertising off-site use	N	N	N	N	N	N
Boat Sales & Service	P	P	N	N	E	N
Boat Storage Facilities	P	N	N	N	E	N
Business & Professional Offices	P	P	N	N	E	P
Campgrounds	P	N	N	N	E	N
Campground RV Resort	N	N	P	N	P	N
Commercial Greenhouses	P	P	E	E	E	E
Contractor's Yard	E	P	N	N	E	N
Diners, Restaurants, Taverns	P	P	E	N	P	P
Equestrian Centers, Stables	E	E	N	N	P	N
Essential Services Public, Private						
Utility Suppliers	P	P	P	P	P	P
Funeral Homes	N	N	P	P	P	P
Hotel/Motel	P	E	N	E	E	E
Laundry, Dry Cleaners	P	P	N	N	N	P
Licensed Hawking & Peddling	P	P	N	N	N	P
Lumber Yards	P	P	N	N	N	N
Manufactured Housing Sales Lots	P	N	N	N	N	N
Manufacturing - Light	P	P	N	N	N	N
Medical and Dental Offices	P	N	N	N	N	P
Motor Vehicle & Trailer Services, Sales, Repair, Gas Stations and Parts Sales	P	P	N	N	E	E
Movie Theaters	P	N	N	N	N	P
Personal Wireless Service	E	E	N	N	E	N
Radio and Television Installations	E	E	N	N	E	N
Recreational Facilities-Indoor	E	E	P	P	P	P
Recreational Facilities-Outdoor	E	E	E	N	E	E
Repair Services, Machine Shops, Small Assembly	P	P	N	N	E	E
Resource Recycling	P	P	N	N	E	N
Retail Stores	P	P	N	N	N	P
Sales lot – Satellite	P	P	N	N	N	N
Sawmills	E	P	N	N	E	N
Service Business	P	E	E	N	E	P
Sign - Business Directional	P	P	P	P	P	P
Sign - Business Park Directory	P	P	N	N	N	P
Sign – Electronic Changing Sign	P	P	N	N	N	N
Sign – Flashing Sign	N	N	N	N	N	N

Zoning Ordinance

5-2

Ed. 03/10/15

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**ARTICLE 5. - TABLE 1 (Cont.)**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Sign - Off Site Use	N	N	N	N	N	N
Sign - On Site Use	P	P	P	P	P	P
Sign - Temporary Use	P	P	P	P	P	P
Site Construction Trailer	P	P	P	P	P	P
Sludge/Biosolids	N	N	N	N	N	N
Storage Vehicles & Trailers	P	P	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	N	N	N	N
Veterinary Clinics, Boarding Kennels	P	N	N	N	E	N
Warehousing/self-storage	P	P	N	N	E	N
<b>Industrial Uses:</b>						
Accessory Building/Use	P	P	P	P	P	P
Blast Furnaces	N	N	N	N	N	N
Fertilizer Plants	N	N	N	N	N	N
Manufacturing - Heavy	N	P	N	N	N	N
Municipal Solid Waste Transfer Station	N	P	N	N	N	N
Petroleum & Propane Gas Bulk Storage Fac.	E	P	N	N	N	N
Processing of Ammonia, Chlorine Petroleum or Explosives	N	N	N	N	N	N
Rendering Plants	N	N	N	N	N	N
Salvage/Junkyards including automobile, truck, bus, machinery, metal	N	P	N	N	E	N
Slaughter Houses	N	N	N	N	N	N
Smelters	N	N	N	N	N	N
Storage Vehicles & Trailers	P	P	N	N	N	N
Tanneries	N	N	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	E	E	E	E
Truck Terminal	E	P	N	N	N	N
<b>Institutional Uses:</b>						
Accessory Building/Use	P	P	P	P	P	P
Assisted Living Facility	E	N	N	N	E	E
Cemeteries, Private Burial Grounds, and Burials on Private Property	N	N	N	N	P	N
Churches	N	N	P	P	P	P
Fraternal & Social Clubs, Halls	N	N	P	P	P	P
Hospitals/Clinics	P	N	N	N	E	P
Licensed Day Care Facilities	P	P	P	P	P	P
Nursing & Convalescent facilities	P	N	N	N	E	P
Schools, Public & Private	N	N	P	P	P	P
<b>Residential Uses:</b>						
Accessory Apartment	N	N	P	E	P	P
Accessory Building/Use	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Agriculture, Forestry Management	P	P	P	P	P	P
Bed & Breakfast Establishment	P	N	E	E	E	E
Open Space Development	N	N	P	P	P	P



**ARTICLE 5. - TABLE 1 (Cont.)**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Open Space Development (Parent Tract Under 10 Acres)	N	N	N	N	N	E
Dwelling - Multi-Family	N	N	P	N	N	P
Dwelling - Single Family(add'l SE criteria Art 13)	E	N	P	P	P	P
Dwelling - Two Family	N	N	P	N	P	P
Half-way House	E	N	N	N	N	E
Home Occupations	P	P	P	P	P	P
Lodging House	N	N	E	E	E	E
Manufactured Housing - Dwelling (outside of approved park or approved subdivision)	N	N	N	N	N	N
Manufactured Housing Parks & Subdivisions	N	N	P	N	P	N
Shared-homes, Group-living Units	P	N	N	N	E	P

Nonconforming Uses

REFER TO ARTICLE 11

**ARTICLE 5. - TABLE 2 (Cont.)**

	Commercial	Industrial	Residential Multi- Family	Residential Single Family	Rural	Village
Minimum Structure Setbacks <sup>3, 4, 5, 6, 7, 12, 13, 14</sup> from Property Line (in feet)						
Front <sup>8</sup>	50	50	50	50	50	25
Side <sup>9, 10</sup>	15	15	25	25	50	25
With Municipal Sewer	15	15	25	25	50	20
With Municipal Sewer & Water	15	15	25	25	50	20
Rear (All) <sup>9, 10</sup>	20	20	25	25	50	25
Minimum Setback Between Unrelated Structures Contained on One Lot <sup>11</sup> (Also Art 8.B.)	30	30	30	30	30	30
Percent of Lot Coverage (non-green area)	75%	75%	60%	60%	30%	60%