



**Commercial/Multi-Family
For Sale
\$349,000**



**258 Main Street
Tilton**

7 Unit Mixed Use Building:
4 Residential Units (All Occupied)
3 Commercial Units (1 Vacant)
Zoning: Downtown
Traffic Count: 18,000+/- Cars Daily
Road Frontage: 101+/- FT on Main St.
River Frontage: 111+/- FT on
Winnepesaukee River
Seller to rebate at closing \$16,500 for new metal roof



Offered by



Steve Weeks Jr.
Broker/Owner
WEEKS COMMERCIAL
350 Court Street
Laconia, NH 03246
603.528-3388 ext. 301
Cell: 603-785-5811

Email:
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PROPERTY DETAILS

<u>ZONING/TRAFFIC</u>	
Traffic Count	18,000+/- Cars Per Day
Zoning	Downtown
<u>SERVICE DATA</u>	
Heat	Monitor - Gas
Water/Well	City
Sewer/Septic	City
<u>TAX DATA</u>	
Tax Map/Lot No.	U05/009
Current Tax Rate	\$21.50
Land Assessment	\$34,100 + \$2,700 (Paved Parking)
Building Assessment	\$125,800
Total Assessment	\$162,600
Taxes	\$3,496
<u>PROPERTY DATA</u>	
Lot Size	.15+/- Acre
Frontage	101' Main St. & 111' Winnepesaukee River
Units	4 Residential & 3 Commercial
Square Footage	7,409
Deed	Book 2419 Page 0191
<u>CONSTRUCTION</u>	
Roof Type	Asphalt Shingle
Exterior	Vinyl Siding
Year Built	1910

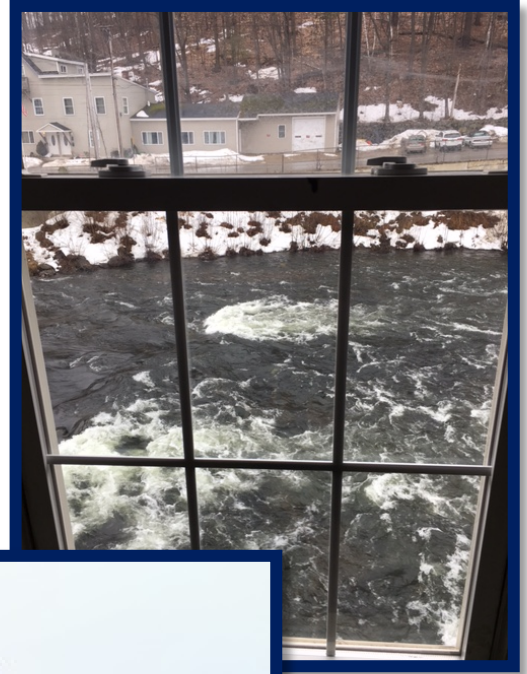
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RENTAL UNITS

<i>Type</i>	Unit #	Description	Rent/Mo.	Status
Residential	Unit 1	2 Bedroom	\$850.00	Rented
Residential	Unit 2	2 Bedroom	\$825.00	Rented
Residential	Unit 3	2 Bedroom	\$900.00	Rented
Residential	Unit 4	1 Bedroom	\$800.00	Rented
Commercial	Unit 5	Laundry	\$525.00	Rented
Commercial	Unit 6		\$650.00	Rented
Commercial	Unit 7			Vacant

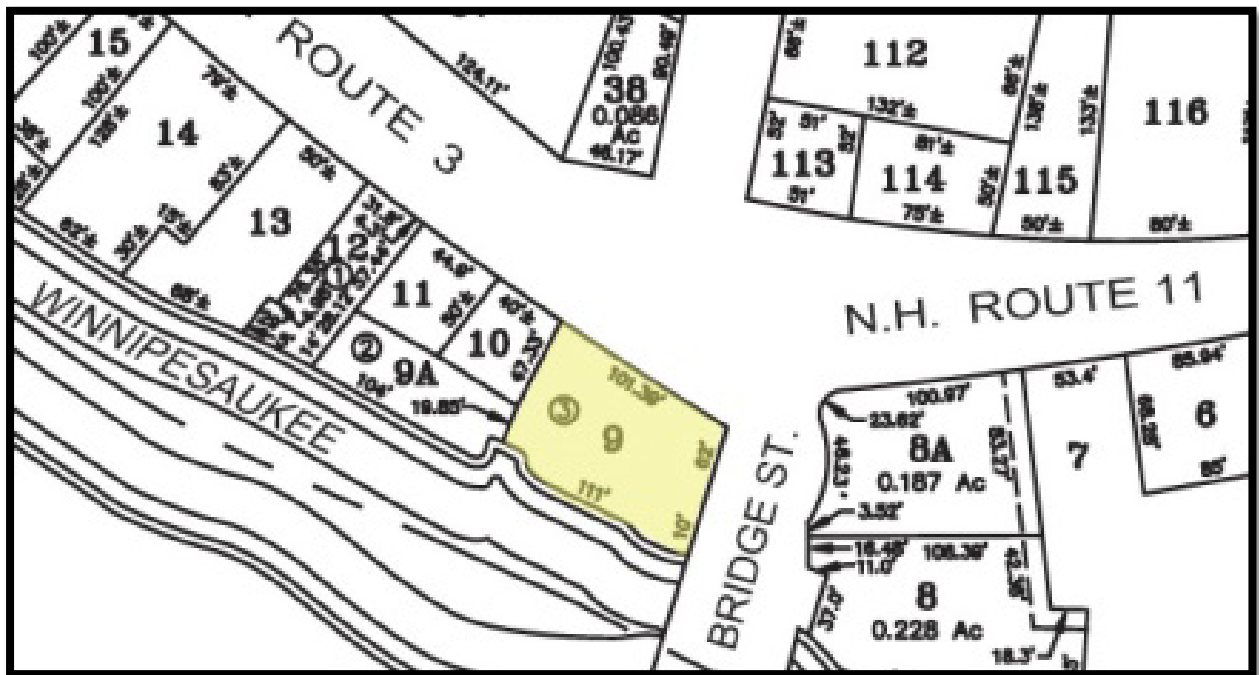
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PHOTOS



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MAPS



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PERMITTED USES

CHART OF PERMITTED USES																				
											3/14/17									
Legend:																				
P = Permitted																				
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N = Not Permitted																				
USE	VR	MU	MR	RA	DN	RG	RC	GC	IN											
I. PRINCIPAL USES																				
A. RESIDENTIAL																				
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. PUBLIC AND INSTITUTIONAL																				
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											
C. RECREATION & ENTERTAINMENT																				
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											
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C. RECREATION & ENTERTAINMENT con't										
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	
D. OFFICES										
MU MIXED USE										
1. General Professional Business, Financial, or Government Offices.	N	P	N	N	P	P	P	P	P	MR MEDIUM DENSITY RESIDENTIAL
2. Medical, Dental, or Health Service Office or Clinic	N	P	N	N	P	P	P	P	S	DN DOWNTOWN
3. Banks	N	P	N	N	P	P	P	P	S	RG REGIONAL COMMERCIAL
E. COMMERCIAL										
RC RESORT COMMERCIAL										
1. Retail Sales, Rental or Distribution of Goods and Merchandise.										GC GENERAL 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	IN INDUSTRIAL
b. Fully Enclosed Within a Building Greater than 3,000 sf 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 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	P	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
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ARTICLE VI										
CHART OF PERMITTED USES										
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USE	VR	MU	MR	RA	DN	RG	RC	GC	IN	
F. RESTAURANTS										
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
G. AUTOMOTIVE AND TRANSPORTATION										
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
										GC GENERAL COMMERCIAL
										IN INDUSTRIAL
H. INDUSTRIAL										
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	
APPENDIX B										PAGE 3

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H. INDUSTRIAL (continued)										
3. Bulk Storage of Fuel, Chemicals, or Flammable Materials.	N	N	N	N	N	N	N	N	S	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
I. AGRICULTURAL										
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	
ACCESSORY USES										
A. RESIDENTIAL										
1. Home Business	P	P	P	P	N	N	P	P	N	
2. Home Occupation	P	P	P	P	P	P	P	P	N	
APPENDIX B										
										PAGE 4

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A. RESIDENTIAL (continued)										
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. NON-RESIDENTIAL										
1. Parking Space or Garage for Employees, Visitors, and Customers	S	P	S	S	P	P	P	P	P	RG REGIONAL COMMERCIAL
2. Cafeterias for Employees	N	P	N	N	P	P	P	P	P	RC RESORT COMMERCIAL
3. Child Care for Employees	N	P	N	N	P	P	P	P	P	GC GENERAL COMMERCIAL
4. Recreational and Fitness Facilities for Employees	N	P	N	N	P	P	P	P	P	IN INDUSTRIAL
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. RESIDENTIAL AND NON-RESIDENTIAL										
1. Signs	P	P	P	P	P	P	P	P	P	
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