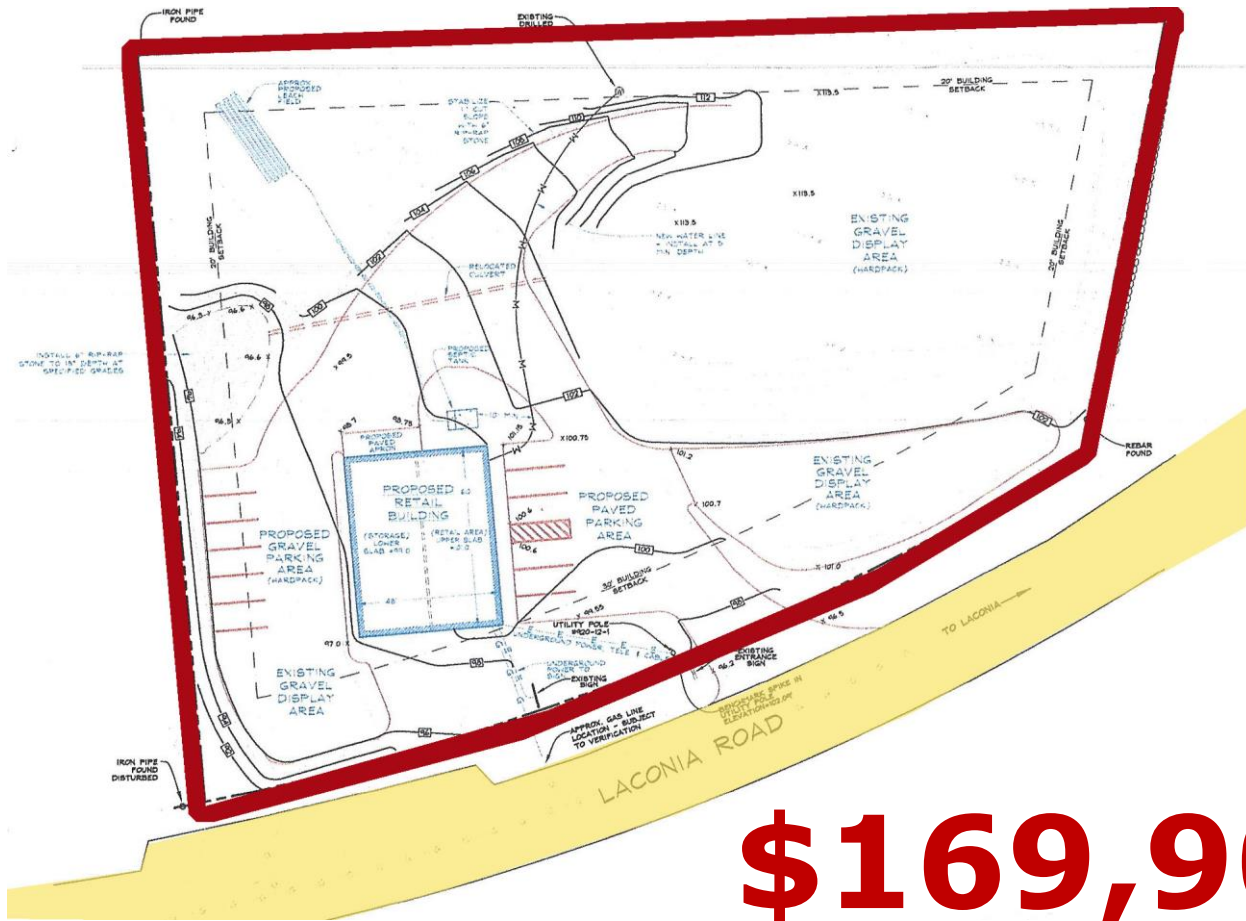


WEEKS COMMERCIAL

256 Laconia Road (Route 3) Tilton, New Hampshire



\$169,900

Lot Size:	1.66 Acres
Road Frontage:	350 Feet on Laconia Rd. (Route 3)
Zoning:	Resort Commercial
Traffic Count:	18,000+/- Cars Per Day



Kevin Sullivan
Sales Associate
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Laconia, NH 03246
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www.weekscommercial.com

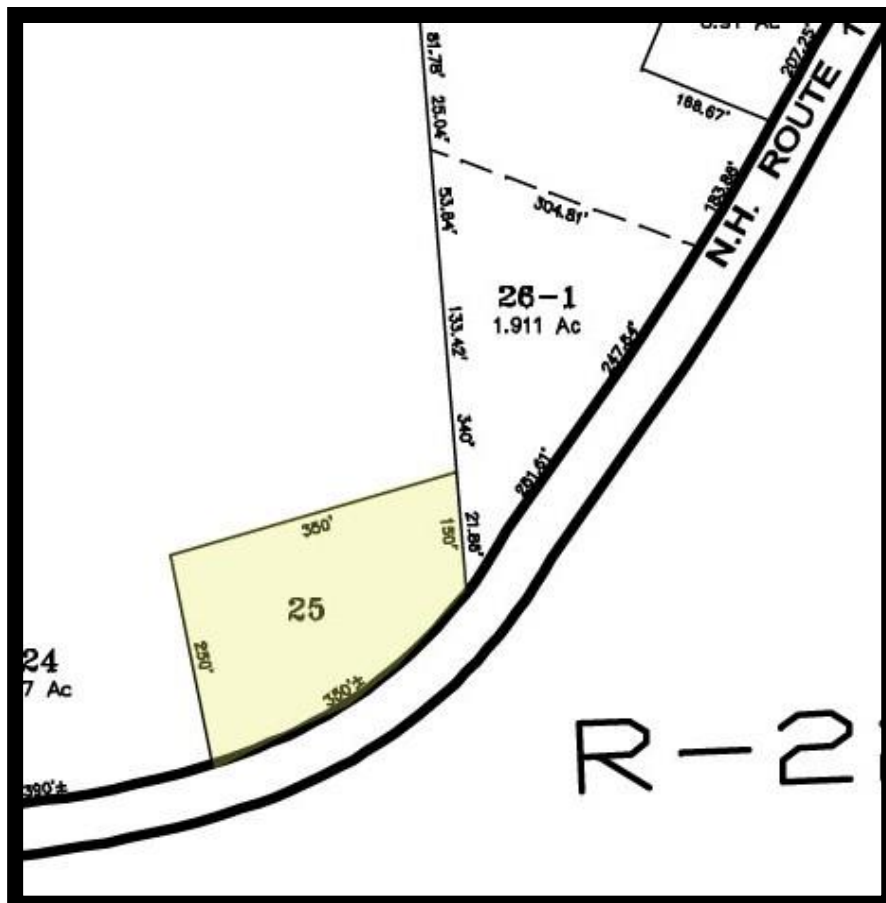
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Description

Weeks Commercial Associates is pleased to present this well located commercial parcel.

The property is in a premier location just minutes east of busy I-93, Exit 20 and the heart of retail and service activity in the Lakes Region. Route 3 is the main road through the Lakes Region. The property boasts a traffic count of 18,000+- cars per day average. Many seasonal and year-round homes surrounding Lake Winnisquam and Silver Lake are within minutes of the parcel. Seasonal swells in the population of this market approach 100,000 during the summer months. Laconia, the commerce center of Belknap County, is approximately 5 miles further east.

This 1.66 acre parcel offers excellent visibility and access from the road. The property has been the home of a very successful retail garden center, outdoor furniture business, and presently a landscape supply business, and would lend itself well to any retail, service or professional application. As the growth of Exit 20 continues, this property is well suited to capitalize on this exploding section of the Lakes Region.



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Property Details

<u>SITE DATA</u>	
Zoning	Resort Commercial
Traffic Count	18,000 Cars Per Day
Site Status	Available

<u>SERVICE DATA</u>	
Water/Well	Private Water
Sewer/Septic	Public Sewer at Street

<u>TAX DATA</u>	
Taxes	\$3,085
Tax Year	2019
Tax Map/Lot No.	Map R20, Lot 25
Current Tax Rate/1000	\$19.61
Land Assessment	\$144,000
Building Assessment	\$13,300
Total Assessed Value	\$157,300

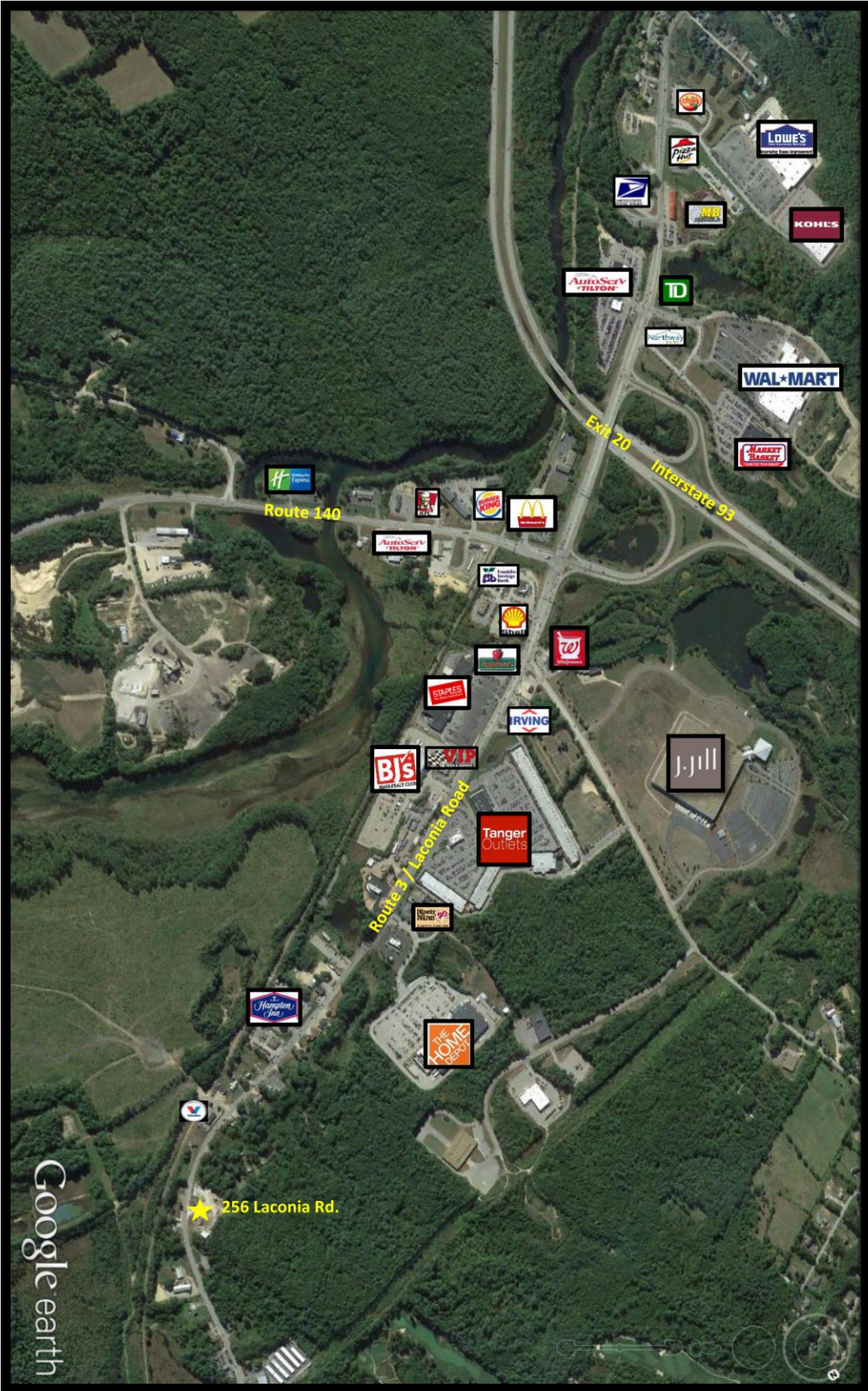
<u>PROPERTY DATA</u>	
Lot Size	1.66
Frontage	250 Feet Frontage on Route 3/Daniel Webster Highway
Parking Spaces	20+-
Number of Units	1
Number of Floors	N/A

<u>LAND DATA</u>	
Site Plan	Attached
Easements	See Deed
Topography	Sloping

<u>OTHER DATA</u>	
Deed Reference	Deed Book 2380, Page 0407

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Google Map



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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
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	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	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. PUBLIC & 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
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
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 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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D. OFFICES											
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

	VR	MU	MR		RA	DN	RG		RC	GC	IN
E. COMMERCIAL											
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
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. 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

* Along Route 3/11 Only

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	VR	MU	MR		RA	DN	RG		RC	GC	IN
G. AUTOMOTIVE & 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
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
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
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
I. AGRICULTURAL											
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									
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									
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									
1. Signs	P	P	P	P	P	P	P	P	P

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