

12.52+/-
Acres

FOR SALE \$1,300,000

**32,749 SF Steel Building
3 International 4300 Moving Trucks
1 Ford F350 Pack Truck**

**Just Reduced
\$300,000**



- Real Estate \$700K
- Business \$400K
- Vehicles \$200K
- Not Available Separately

**12 Hitchiner Rd.
Plymouth**

**WEEKS
COMMERCIAL**

350 Court St., Laconia, NH 03246

www.weekscommercial.com

*Call Kevin Sullivan
Sales Associate*

603.528.3388 ext. 305

603.630.3276 (cell)

email: ksullivan@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.

PHOTOS

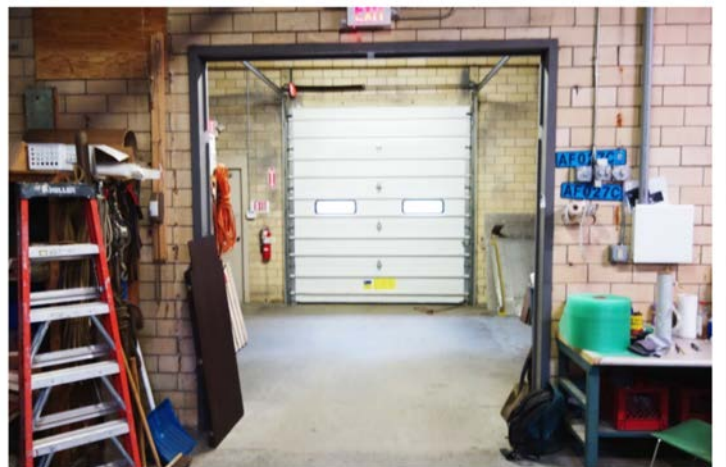


Irreproachable reputation for honesty and exceptional quality work since 1963 makes this moving and storage business a natural to continue long into the future. Solid growth every year since 2011 and still climbing! Property includes 32,000 square foot facility with drive in and dock height doors situated on 12 acres of commercial land just off Route 93. Trained and experienced long term employees will make for a seamless transition. Own your own real estate and control your destiny, while continuing to grow this historically strong company generating seven digits of business. It has been an old-school operation with no digital footprint or website. This business is waiting to be taken to the next level !!



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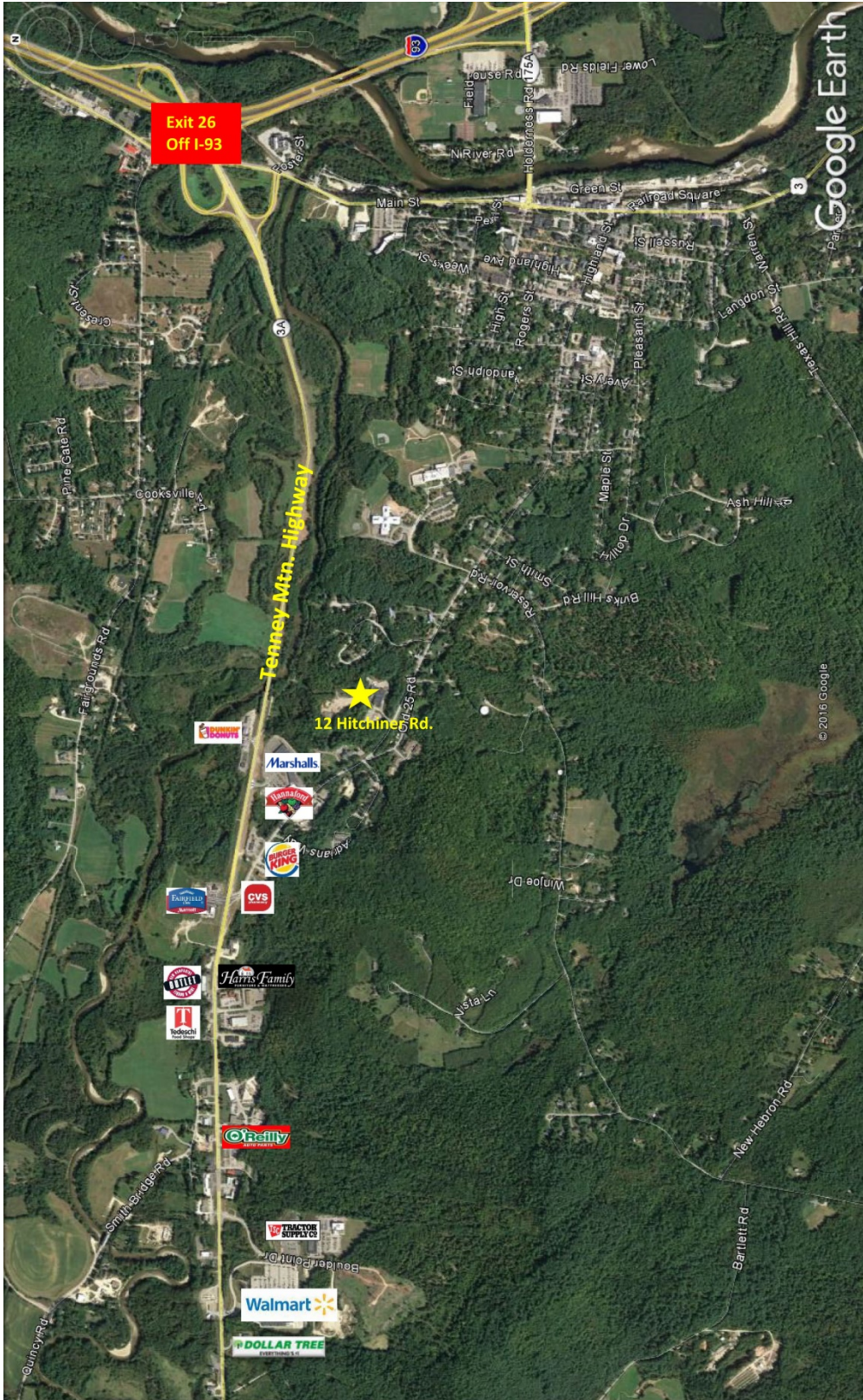
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PROPERTY DETAILS

SITE DATA	
Zoning	Industrial & Commercial Development
Deed	Book 2586 Page 0242
TAX DATA	
Taxes	\$14,466.54
Tax Year	2018
Tax Map/Lot #	Map 104 Lot 18
Current Tax Rate	\$25.30
Total Building Assessment	\$400,700
Total Yard & Land Assessment	\$171,100
Total Assessed Value	\$571,800
PROPERTY DATA	
Lot Size	12.52 +/- Acres
Frontage	739' on Highland Street & 1,183' on Hitchiner Road
Water & Sewer	Water – Public Sewer - Public
BUILDING DATA	
Year Built	1962
Building Size	32,749 SF
Roof	Membrane
Frame	Steele
Floor	Concrete

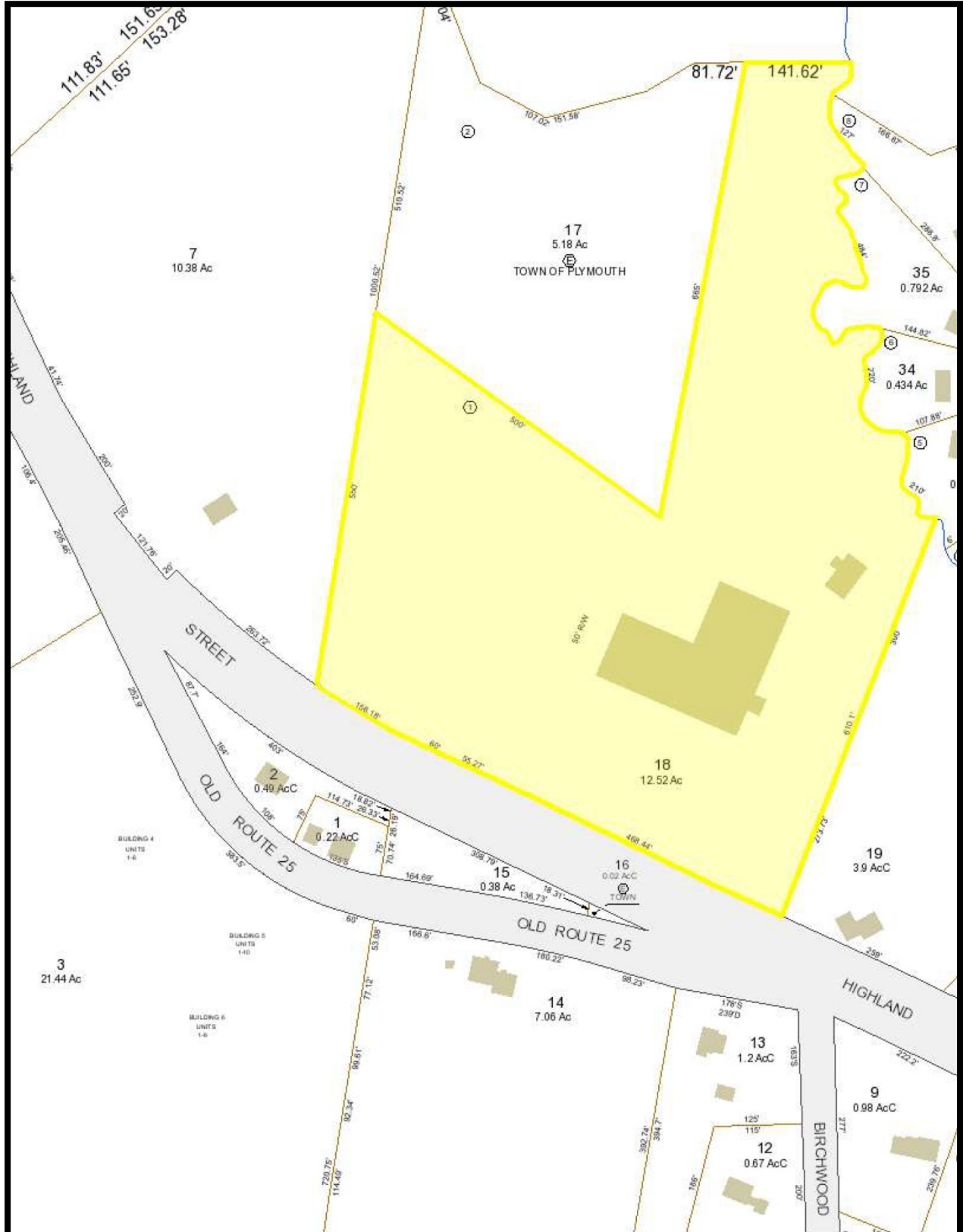
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GOOGLE EARTH MAP



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TAX MAP



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YARD, SIDE: Yard between the principal building or accessory building and a side lot line, and extending through from the front yard to the rear yard.

ARTICLE III: ZONES, MAPS AND REGULATIONS

Section 301 Zones

The Town of Plymouth is divided into the following zones as shown on the official zoning map on file with the Town Clerk.

SFR – Single-Family Residential

MFR – Multi-Family Residential

A – Agricultural

CI – Civic/Institutional

VC – Village Commercial

HC – Highway Commercial

ICD – Industrial and Commercial Development

F – Floodplain Development (overlay) (see Article VII Section 701)

ES – Environmentally Sensitive (overlay) (see Article VII Section 709)

AR – Airport (overlay) (see Article VIII)

Section 302 Zoning Map

The zones as established in Section 301 and described in Article XII are shown on the official zoning map and the Flood Insurance Rate Map and Flood Boundary and Floodway maps, Town of Plymouth, New Hampshire dated May 3, 1982 on file in the office of the Town Clerk. The Floodplain zone applies to any land located in any other zone. The zoning map is contained in Appendix A. The revised Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway maps (PB/Fw) as shown in the State of New Hampshire Department of Transportation FEMA Floodway Boundary Map Revision study for the town of Plymouth and Holderness identified as I-93 improvements for exits 25 and 26 project numbers IM-93-2(143)80; IM-93-2(145)80; and IM-93-2(147)80 dated January 1993 as prepared by Bettigole Andrews & Clark, Inc. Consulting Engineers Concord, NH, when officially adopted by the Federal Emergency Management Agency (FEMA), shall be incorporated into the official zoning map of the Town of Plymouth. The dates of the maps so produced shall be inserted on the official incorporated into this Ordinance where necessary.

Section 303 District Boundaries

A zone boundary shown on the zoning maps as approximately following the center line of a street, a shoreline of a body of water, shall be construed as following such line. When zoning boundaries are created using a specific distance from a street, the distance is measured from the closest edge of the street right-of-way. If the zone classification of any land is in question, it shall be deemed to be in the most restricted adjoining zone.

Section 304 Zone Objectives and Land-Use Controls

The following subsection establishes the regulations that apply in each zone. Any use designed as a “permitted use” may be commenced in the particular zone providing the standards established by this Ordinance are met. Unless a variance, special exception or action on an appeal from the administrative decision is required, the necessary permit may be issued by the Selectmen or their designee. Any use designated as a “special exception” may be commenced in the particular district only after approval by the Board of Adjustment. If a

specific use is not listed, then it is not allowed unless the Planning Board finds the use is sufficiently similar to an enumerated permitted or special exception use. General provisions pertaining to all zones are described in Article IV. In the event of any conflict between restrictions contained in Article VII, Floodplain Development and Article VIII, Airport and the restrictions of any underlying zone, the more restrictive shall apply.

The following chart lists those uses allowed in each zone. Those uses designed with a “P” in the various zones are permitted and allowed by right. Those uses designed “SE” are allowed only as a special exception as granted by the Zoning Board of Adjustment. A dash indicates that the use is neither permitted, nor allowed by special exception in the corresponding zone.

USES	ZONE						
	SRF	MFR	A	CI	VC	HC	ICD
Accessory Family Dwelling	SE	SE	SE	SE	-	SE	SE
Cluster Residential Development	P	P	P	P	P ¹	SE	SE
Continuing Care Retirement Community	-	-	P	-	-	-	-
Manufactured Housing	-	-	P	-	SE ¹	SE	SE
Multiple Unit Dwelling of 3 to 6 Units	-	SE	SE	SE	P ¹	SE	SE
Residential Institution	-	SE	SE	P	SE ¹	P	P
Rooming House	-	SE	SE	SE	SE ¹	SE	SE
Single-Family Dwelling	P	P	P	P	P ¹	SE	SE
Two-Family Dwelling	SE	P	P	P	P ¹	SE	SE

¹ See Section 304.1

Uses	Zone						ICD
	SFR	MFR	A	CI	VC	HC	
MUNICIPAL							
Civic Use	-	-	P	P	SE	SE	SE
Civic Use limited to Public Safety	-	SE	P	P	SE	P	P
Civic Use limited to Public Safety and Recreation	SE	-	P	P	SE	SE	SE
Civic Use limited to Office, Public Safety, Recreation, Parking and Service	-	-	P	P	P	SE	SE
Library	-	-	SE	P	SE	SE	SE
COMMERCIAL							
Auto Service Station	-	-	P	-	P	P	P
Bank	-	-	P	P	P	P	P
Bar/Tavern/Nightclub ²	-	-	-	-	-	-	-
Childcare Center	SE	SE	P	P	P	P	SE
Commercial Service	-	-	P	SE	P	P	P
Drive-through Restaurant	-	-	P	-	-	P	P
Drive-through Service	-	-	P	-	SE	P	P
Fuel Storage	-	-	SE	-	SE	SE	SE
Funeral Establishment	-	-	SE	P	SE	SE	SE
Hotel/Motel	-	-	P	-	P	P	P
Indoor/Outdoor Recreation	-	-	P	SE	SE	P	P
Indoor Recreation	-	-	SE	-	P	SE	SE
Junkyard	-	-	SE	-	SE	SE	SE
Lumberyard	-	-	SE	-	SE	SE	SE
Manufacture of Goods sold on premises: including bakery, printshop, publishing, etc.	-	-	SE	-	SE	SE	SE
Office	-	SE	P	P	P	P	P
Personal Wireless Communication Facilities	P ³	P ³	P ³	P ³	P ³	P ³	P ³
Printing and Publishing	-	-	SE	-	SE	P	P
Private Club	-	-	SE	SE	P	P	P
Restaurant	-	-	P	SE	P	P	P
Retail Sales	-	-	P	SE	P	P	P
Sexually-Oriented Business (must meet additional requirements of Section 415)	-	-	SE	-	-	-	-
Theater	-	-	P	P	P	P	P
Tourist Home	-	-	P	-	P	P	P
Truck Terminal	-	-	SE	-	SE	SE	SE

Vehicular Sales and Repair	-	-	P	-	SE	P	P
Warehouse	-	-	SE	-	SE	SE	P
Wholesale Business	-	-	SE	-	SE	P	P

²Adopted by Warrant Article 3/10/09

³Allowed in all zones provided the provisions of Article IX are met

Uses	Zone						
	SFR	MFR	A	CI	VC	HC	ICD
INSTITUTIONAL							
Church	-	-	P	P	P	P	P
Education	-	-	SE	P	SE	SE	SE
Hospital	-	-	SE	P	SE	SE	SE
Medical Center	-	-	SE	P	SE	SE	SE
Research Laboratory	-	-	SE	SE	SE	SE	SE
AGRICULTURAL	SFR	MFR	A	CI	VC	HC	ICD
Agriculture	-	-	P	-	SE	SE	SE
Forestry	-	-	P	-	SE	SE	SE
INDUSTRIAL	SFR	MFR	A	CI	VC	HC	ICD
Industry	-	-	SE	-	SE	SE	P
MISCELLANEOUS	SFR	MFR	A	CI	VC	HC	ICD
Accessory buildings in excess of three (3)	SE	SE	SE	SE	SE	SE	SE
More than one main structure	SE	SE	SE	SE	SE	SE	SE
Parking Facility for less than 125% of the minimum number of parking spaces required by Section 411.2	-	SE	SE	SE	SE	P	P
Parking Facility for 125% or more of the minimum number of parking spaces required by Section 411.2	-	-	-	SE	SE	SE	SE
Off-Site Parking Facility	-	SE	SE	SE	SE	SE	SE
Accessory structure in front, side or rear setback area	SE	SE	SE	SE	SE	SE	SE

Section 304 Area Dimensions							
Minimum frontage (in feet) for:	SFR	MFR	A	CI	VC	HC	ICD
-lots tied into a municipal or private sewage disposal system	100	100	100	100	50	100	100
-lots with on-site septic disposal	150	150	150	150	50	150	150
-Backlots approved under Article VIII, Section R of Subdivision Regulations	50	50	50	50	50	50	50
Minimum yards (setbacks) in feet	SFR	MFR	A	CI	VC	HC	ICD
-front	30	30	30	30	15 0 by SE	30	30
-side	15	15	15	15	00	15	15
-rear	15	15	15	15	10 0 by SE	15	15

Uses	Zone						
Minimum yards (in feet) on Rented Lots in Manufactured Housing Parks:							
-front	-	-	25	-	25	25	25
-side	-	-	12	-	12	12	12
-rear	-	-	12	-	12	12	12
Minimum lot size (in acres per dwelling unit) for property served by:							
-municipal sewage disposal	0.5	0.5	1.0/.5**	0.5	0	0.5	0.5
-private sewage disposal and treatment system designed in accordance with appropriate state standards	0.5	0.5	1.0/.5**	0.5	0	0.5	0.5
-an on-site septic disposal system	1	1	1	1	0	1	1
			** See below				

**One (1) acre is required unless a Cluster Residential Development (see Article V) is used in which case the lot size shall be calculated based on half (½) acre lot size.

Minimum lot size for multi-unit dwellings of three (3) to six (6) unit (in square feet):							
Number of Units	SFR	MFR	A	CI	VC	HC	ICD
(for property served by municipal sewage disposal or a private sewage disposal) and treatment system designed in accordance with appropriate state standards)							
Three (3)	N/A	46,060	46,060	46,060	0	46,060	46,060
Four (4)	N/A	48,560	48,560	48,560	0	48,560	48,560
Five (5)	N/A	51,060	51,060	51,060	0	51,060	51,060
Six (6)	N/A	53,560	53,560	53,560	0	53,560	53,560
(for property with an on-site septic disposal system)							
Three (3)	N/A	89,620	89,620	89,620	0	89,620	89,620
Four (4)	N/A	92,120	92,120	92,120	0	92,120	92,120
Five (5)	N/A	94,620	94,620	94,620	0	92,620	92,620
Six (6)	N/A	97,120	97,120	97,120	0	97,120	97,120
(N/A = Not allowed as a permitted use nor allowed by SE)							

	SFR	MFR	A	CI	VC	HC	ICD
Maximum lot coverage by impervious surfaces (percentage of total lot area):	75	75	75	75	100	75	75

304.1 Residential Use in Village Commercial Zone

In the Village Commercial Zone, residential uses are permitted above or below the street level only. Residential uses on the street level are permitted only by special exception in accordance with Section 1204.2 and Section 1204.3