

For Sale \$525,000



**19 Fruite Street, Unit #2,
Belmont Business Park, Belmont NH**

- ✓ 8,352+/- SF
- ✓ 2 Loading Docks
- ✓ 1 Drive in Door

- ✓ No Deferred Maintenance
- ✓ Exclusive Use of 1 Acre
- ✓ Available on 10/1/20



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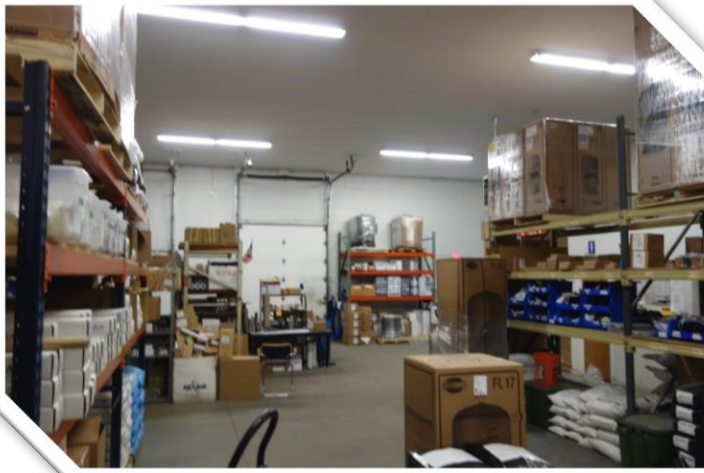
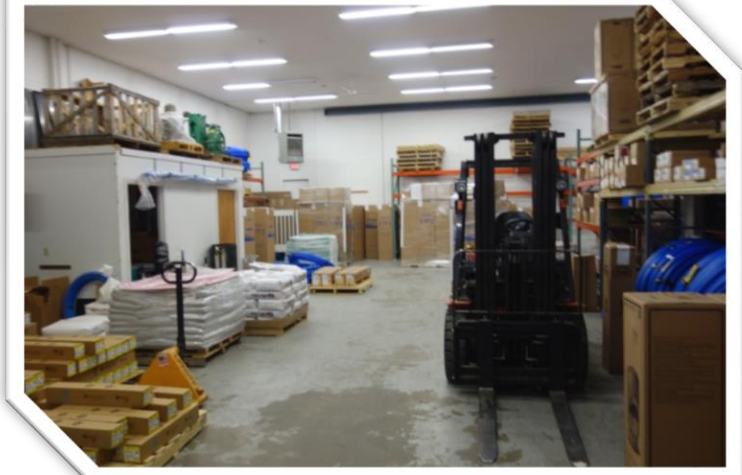
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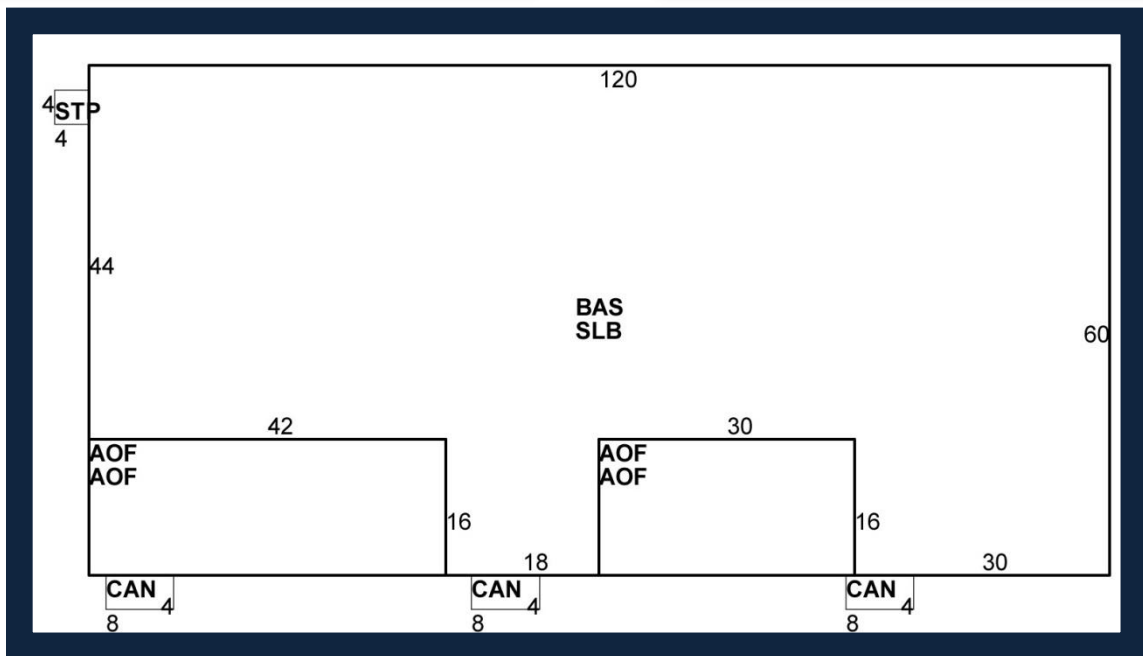
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WAREHOUSE PHOTOS



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OFFICE SPACE PHOTOS & FLOORPLAN



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PROPERTY DETAILS

<u>SITE DATA</u>	
Zoning	Commercial
Traffic Count	11,000+/- Cars Per Day
Deed	Book 1579 Page 0169

<u>SERVICE DATA</u>	
Heat	Modine Heater Unit in Warehouse - Propane
Air Conditioning	Office Space Only
Electrical	200 Amp
LED Lights	New in 2013
Water/Well	Private
Sewer/Septic	Private
Sprinkler	None
1 Overhead Drive in Doors	14' x 12'
2 Loading Docks	8'x 10' & 12' x 12'

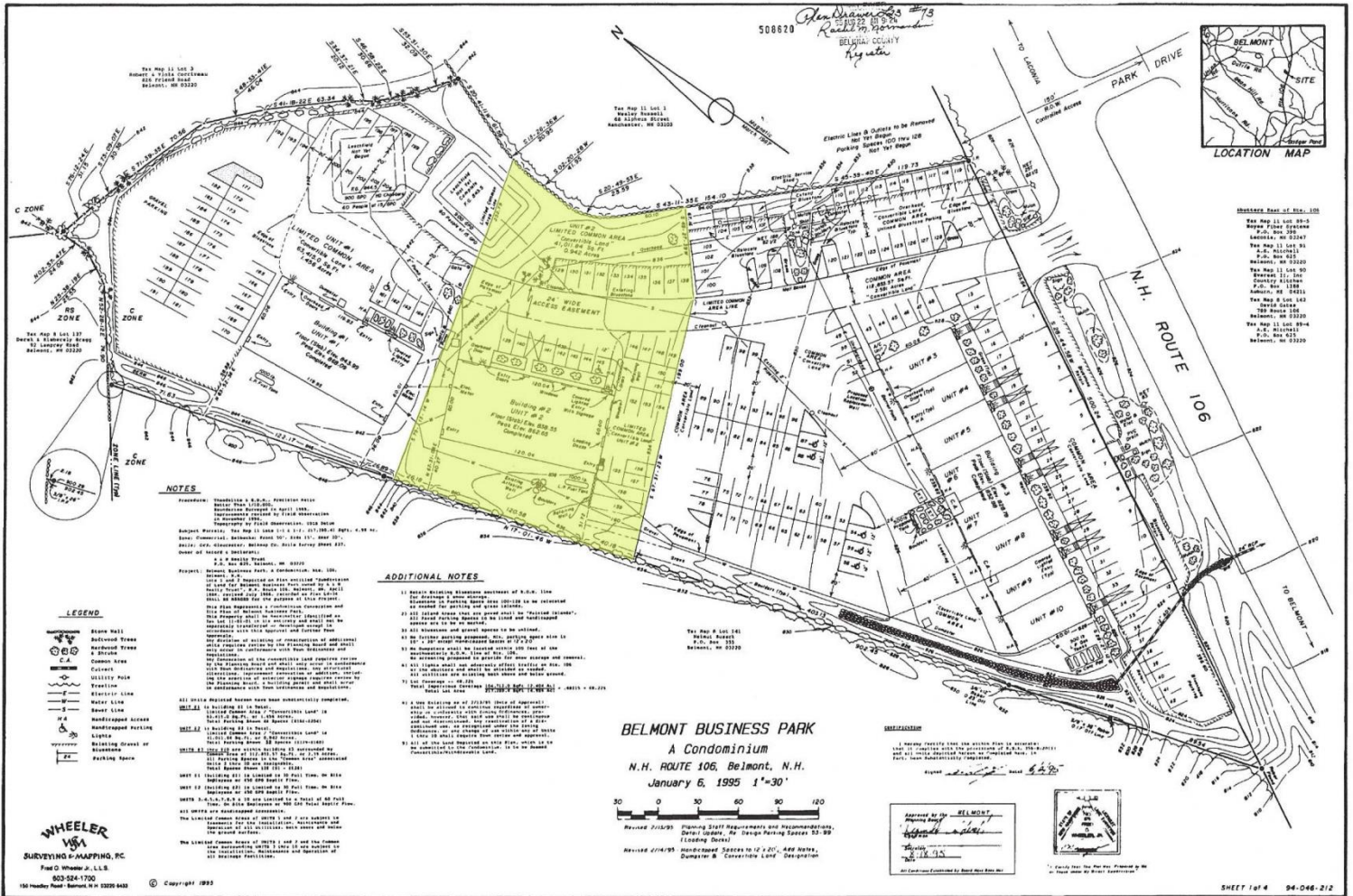
<u>TAX DATA</u>	
Taxes	\$8,108
Tax Year	2019
Tax Map/Lot No.	217/111/000/002
Current Tax Rate/1000	\$25.01
Total Condo Assessment	\$324,200

<u>PROPERTY DATA</u>	
Lot Size	Exclusive Use of 1 Acre
Parking Spaces	30 Spaces
Building Square Footage	8,352 SF

<u>CONSTRUCTION</u>	
Exterior	Block
Roof Type	Asphalt - New in 2017
Windows	New in 2013
Foundation	Concrete Slab
Year Built	1983

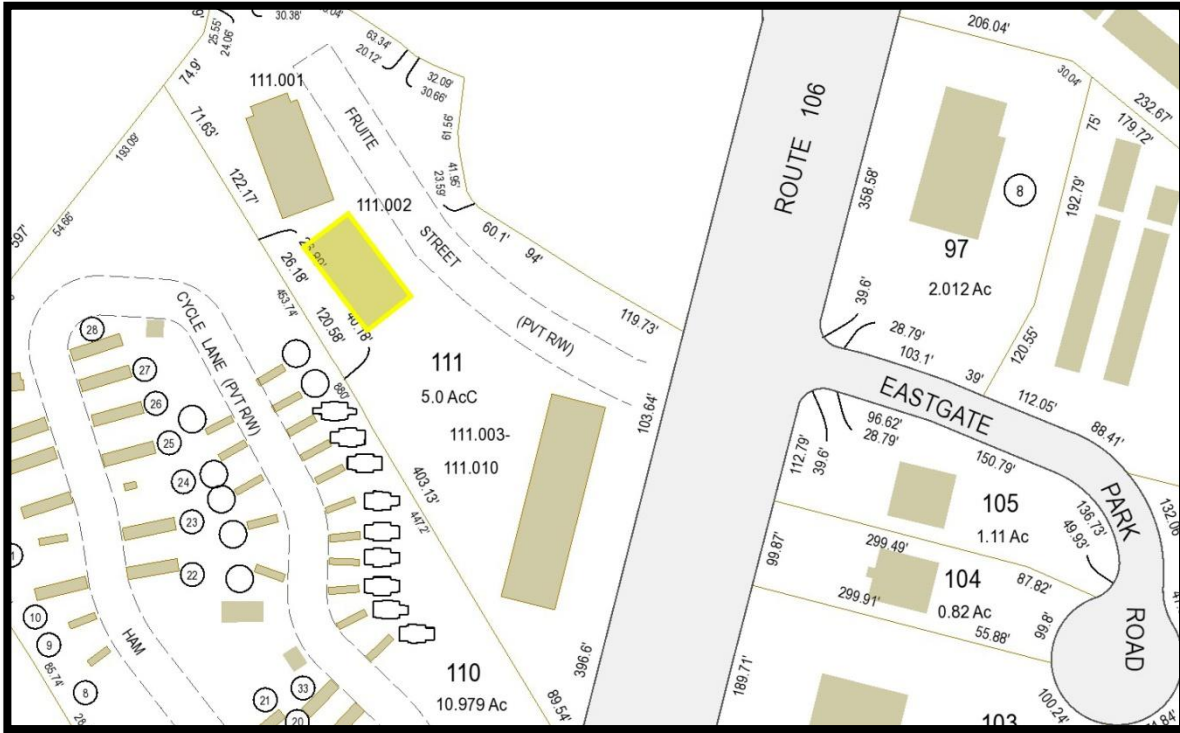
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BELMONT BUSINESS PARK SITE PLAN



19 Fruite Street Unit #2
Exclusive Use of 1 Acre
30 Parking Spaces

MAPS



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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
Commercial Uses						
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
Boat Sales & Service	P	P	N	N	E	N
Boat Storage Facilities-Exterior	E	N	N	N	N	N
Boat Storage Facilities-Interior	P	P	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
Diner, 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
Site Construction Trailer	P	P	P	P	P	P
Sludge/Biosolids	N	N	N	N	N	N

Zoning Ordinance

5-2

Ed. 03/13/18

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	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
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-Exterior	E	N	N	N	N	N
Warehousing/self-storage-Interior	P	P	N	N	E	N
Industrial Uses:						
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
Institutional Uses:						
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
Residential Uses:						
Accessory Dwelling Unit	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
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	N	N	P	P	P	P
Dwelling - Single Family-Subordinate To Non-Residential Use	CU	CU	N	N	N	N
Dwelling - Two Family	N	N	P	N	P	P

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
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