

30 MAIN STREET, MEREDITH NH

RESTAURANT/RETAIL SPACE



Just Remodeled



**2,397+/- SF
Unit Offered
for Lease**

**\$2,250/Mo/Mod.
Gross***

**Leasee pays all utilities – heat, lights,
telecommunications*

- ❖ ADA Accessible
- ❖ Adjacent Mill Falls Marketplace
- ❖ Great foot traffic
- ❖ Zoning – Central Business District



Mill Falls Marketplace



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**WEEKS
COMMERCIAL**

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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



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OFFERING SUMMARY

Weeks Commercial is proud to offer this beautiful remodeled 2,397+/- SF restaurant/retail space opening right onto Main St. and adjacent to Mill Falls Marketplace. This unit has lots to offer - hardwood floors, versatile floorplan & ADA accessible.

Looking for a smaller space? 2 units possible - Restaurant/Deli side approximately 1,643+/- SF - Office/Retail/Service side approximately 754+/- SF with ADA entrance & restroom. Home at one time to the very successful Abondante Restaurant.

Downtown Meredith location with great foot traffic - just a short walk to the public docks on Lake Winnepesaukee! Leasee pays all utilities - heat, lights & telecommunications.



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PROPERTY DETAILS

SITE DATA	
Zoning	Central Business District
Location	30 Main St – Adjacent Mills Falls

SERVICE DATA	
Heat	Propane – FHA
Water & Sewer	Public
A/C	None
ADA Accessible	Yes

TAX DATA	
Taxes	\$5,847
Tax Year	2017
Deed Book and Page	2977/0814
Current Tax Rate/1000	\$15.23
Total Assessed Value	\$383,900

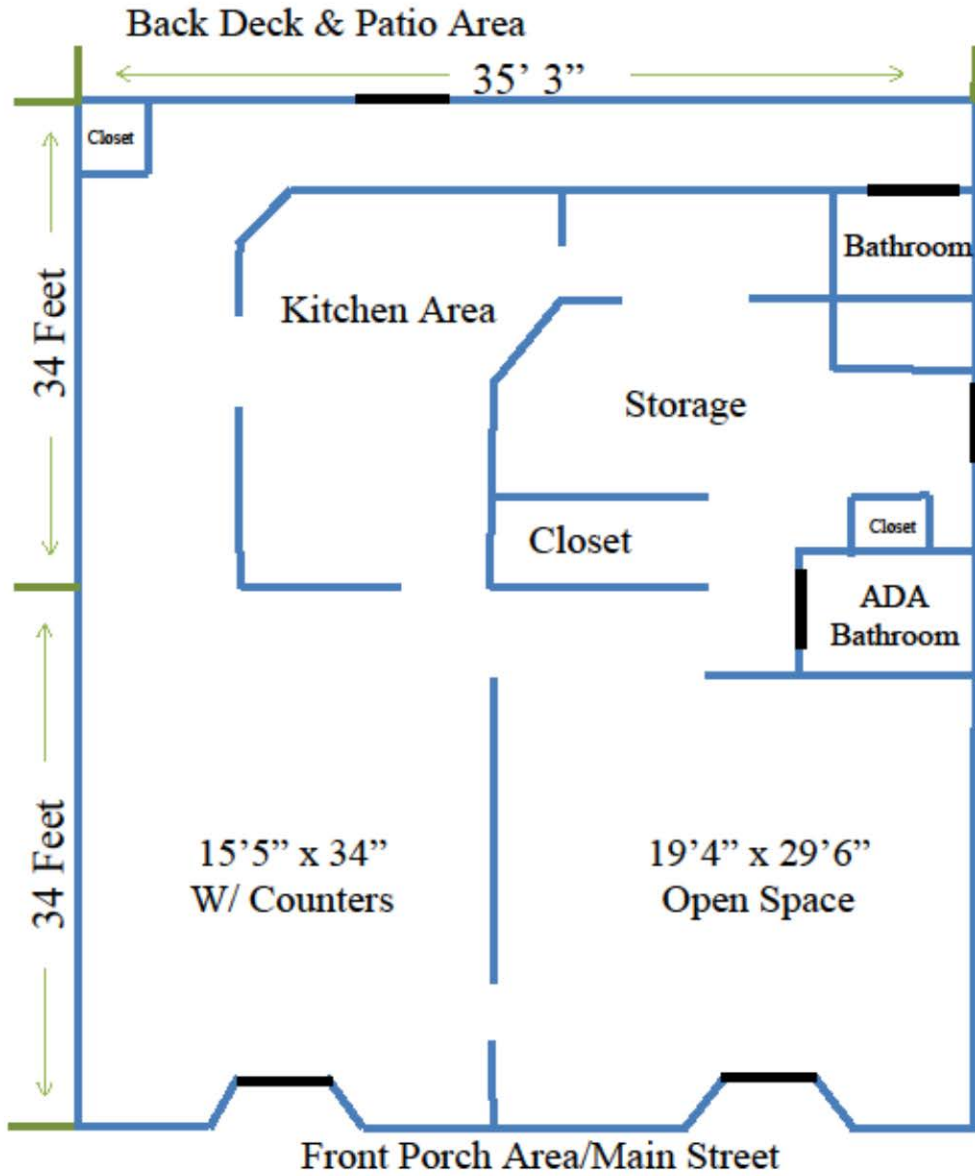
PROPERTY DATA	
Available Square Footage	2,473 SF
Number of Units Avail.	1
Floor Level	1 st Floor Unit

CONSTRUCTION	
Exterior	Clapboard
Roof Type/Age	Shingle
Foundation	Field Stone / Poured Concrete
Basement	Partial
Year Built	1880

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FLOOR PLAN

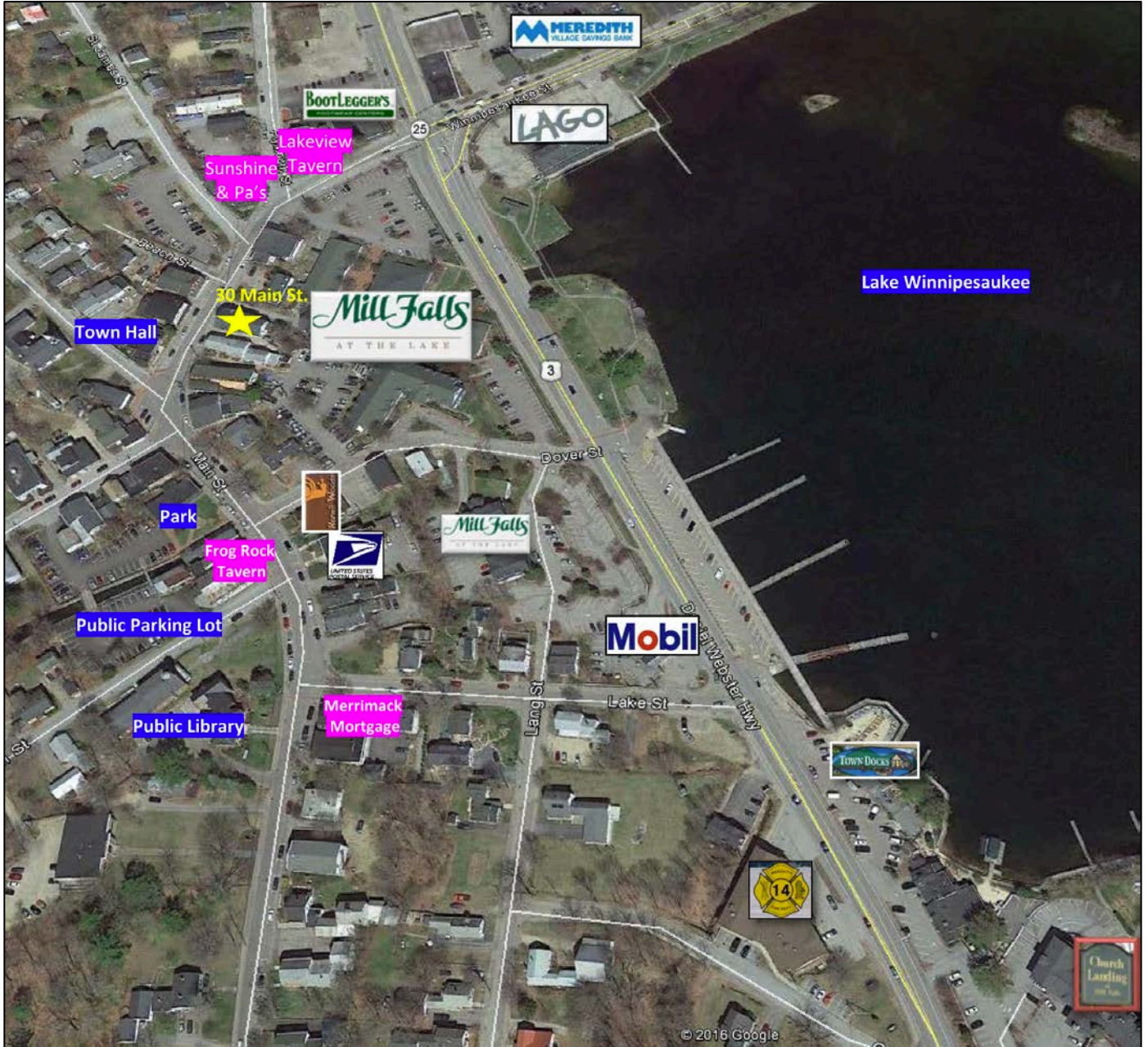
30 Main Street –Floor Plan



Total Space Available - 35'3" x 68' - 2,397+/- SF

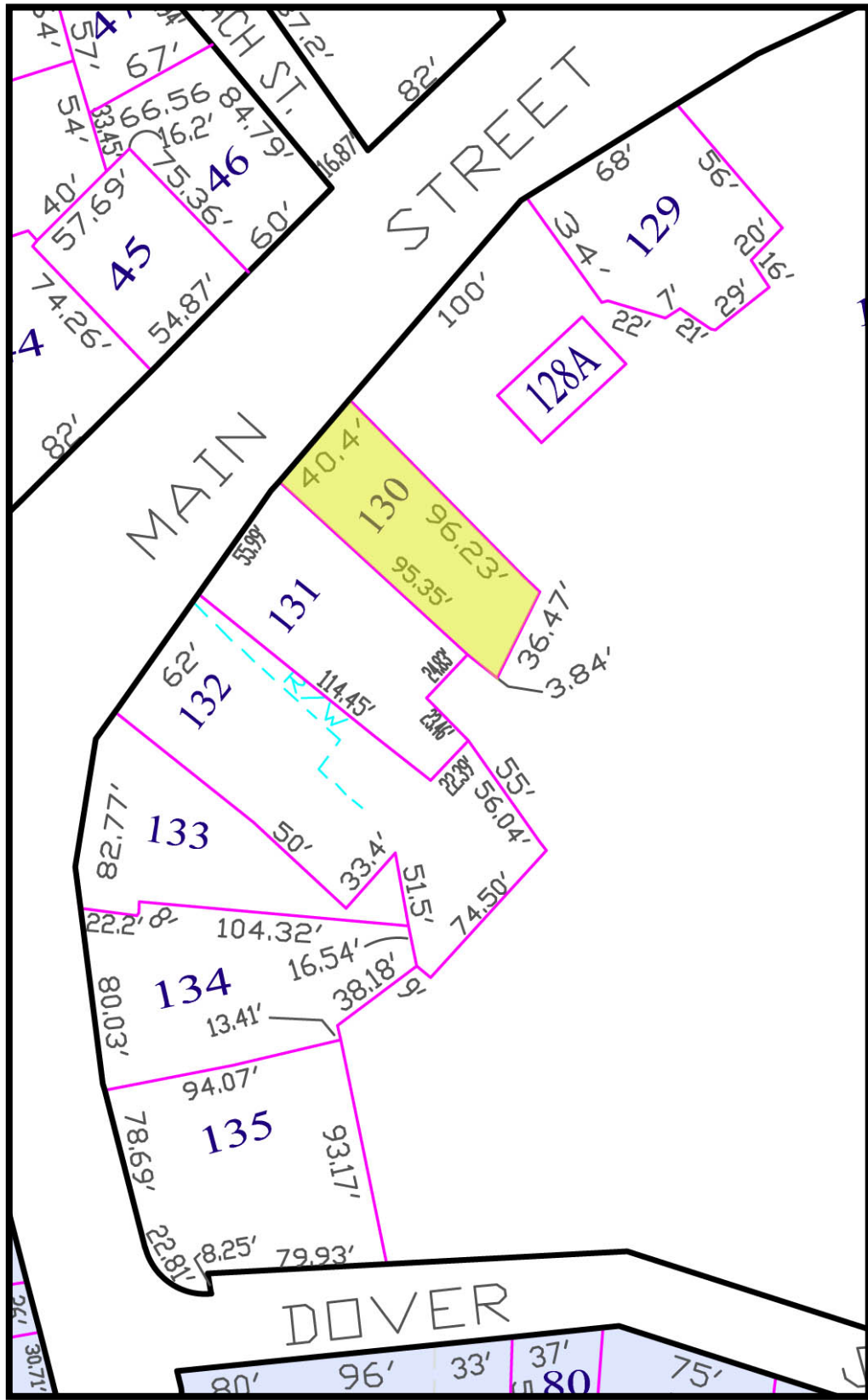
**Not Drawn to Scale*

GOOGLE MAP



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TAX MAP



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PERMITTED USES – CENTRAL BUSINESS DISTRICT

D-7. CENTRAL BUSINESS DISTRICT

General Purpose. The purpose of the Central Business District is to provide a concentrated area for business and other uses in the downtown area of Meredith. A variety of business, institutional, public, semi-public, cultural, residential and other related uses are encouraged in an effort to provide a mix of activities in town villages. New buildings, building renovations and signs should be consistent with this village character.

The use of upper-story space for commercial, residential or other purposes is also encouraged. Parking requirements may be reduced to encourage full occupancy and use of buildings in this district. The Central Business District is essentially a pedestrian oriented area, although it also includes a compact area for some automobile oriented businesses such as gas stations, banks and fast food restaurants.

A. Central Business District - Permitted Uses and Special Exceptions (Any use not listed here is prohibited.)

<u>Permitted Uses</u>	<u>Special Exceptions</u>
1. Retail Businesses & Banks	1. Water Recreation & Storage
2. Eating & Drinking Establishments	2. Supply Yards
3. Offices	3. Commercial Recreation Facilities
4. Personal & Professional Offices	4. Drive-in Restaurant or Refreshment Stand
5. Automobile Service Stations	5. Essential Services Buildings
6. Auto Sales, Service & Repair	6. Multi-Family Dwelling
7. Wholesale Business with NO Outside Storage	7. Condominiums
8. Clinics	8. Hotels/Resort Hotel/Motels
9. Commercial Schools	9. Nursing & Convalescent Homes
10. Single-Family Detached Dwelling (500 s.f. min. required on ground)	10. Churches
11. Two-Family Dwelling	11. Public Buildings
12. Home Occupation	12. Theaters
13. Bed & Breakfast Houses*	13. Funeral Homes
14. Public Facilities	14. Single-Family Detached Dwelling (less than 500 sq. ft. on ground)
15. Essential Services	15. Private Ambulance Service
16. Accessory Uses	16. Group Homes (12 Mar 1991)
17. Cultural Uses (13 Mar 96)	17. Accessory Apartments (1991)
	18. Commercial Child Care Facility ('92)

*A Special Exception from the Zoning Board of Adjustment shall be required if building expansion is involved.

B. Central Business District - Conditions and Restrictions Sites with On-Site Water, On-Site Septic Systems (Class 3 Utilities)*

Minimum Standards:

Minimum Area Required

As per Soils and Slopes

Width	150 feet
Minimum Area per Dwelling Unit	As per Soils and Slopes
Front Setback	30 feet
Side Setback	10 feet
Rear Setback	20 feet
Maximum Height	45 feet (12 Mar 91)

Sites with Town Sewer (Class 2 Utilities)*

Minimum Standards:

Minimum Area Required/Net Density	20,000 sq. ft.
Width	100 feet
Front Setback	30 feet
Side Setback	10 feet
Rear Setback	20 feet
Maximum Height	45 feet (12 Mar 91)

Sites with Town Water AND Town Sewer (Class 1 Utilities)

Minimum Standards:

Minimum Area Required/Net density	10,000 sq. ft.
Width	100 feet
Front Setback	30 feet
Side Setback	10 feet
Rear Setback	20 feet
Maximum Height	45 feet (12 Mar 91)

C. Village Housing Provision – Conditions and Restriction (12 Mar 13)

In addition to density otherwise provided for above, applicants may seek approval from the Planning Board for an additional dwelling unit as provided for below.

Pursuant to RSA 674:21, II and only in conjunction with an application for Site Plan Approval, the Planning Board may grant a Conditional Use Permit to increase the dwelling unit density by one as provided by the conditions below.

1. This provision shall apply to properties in the Central Business District.
2. Properties must have Class I utilities in place and not by way of a utility extension.
3. One additional dwelling unit is permitted above that is allowed by right or which is grandfathered or which would be the first residential unit.
4. Adequate on-site parking should be demonstrated.