

Iconic Restaurant FOR SALE \$335,000

**Pizza Operation
Real Estate & FFE Included**



**7,900+/-
Cars Daily**

**Next to Flying
Monkey Concert Hall!**

**Walking Distance to
Plymouth State University**



45 Main Street, Plymouth

Offered By:

**Kevin Sullivan
Sales Associate**

Office: 603-528-3388 Ext. 305

Cell: 603-630-3276

ksullivan@weekscommercial.com



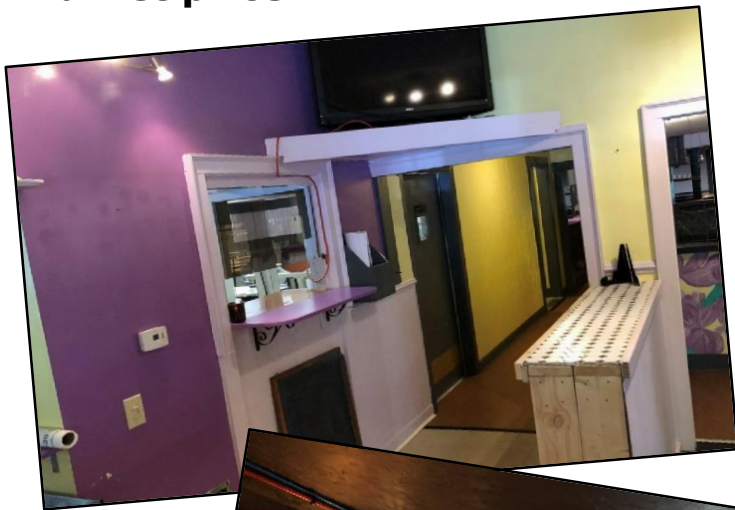
**WEEKS
COMMERCIAL**

350 Court Street
Laconia, NH
03246

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.

45 Main Street, Plymouth

Iconic Restaurant/Pizza operation in the popular college town of Plymouth NH. Over 4000 students in easy walking distance to the campus of Plymouth State University. Located on Main Street adjacent to the Flying Monkey concert hall and entertainment center, this location couldn't be better for a Pizza Store or any restaurant. Virtually turnkey with all fixtures and equipment as well as real estate included in listing price. 3,228 SF on the main floor, with a separate full bar, including 9 tap lines to take advantage of the craft brew popularity, previous seating for 50, a separate take out and pick up area, and a spacious working kitchen. 8 X 8 Walk-ins on both the main floor and basement level where deliveries come in. Employee lounge and full bath on lower level. Many successful years operating as Plymouth House of Pizza, and the trade name is still presently available. Most recent restaurant chose to operate under a different name. Original ownership was consistently doing \$10,000 to \$15,000 per week. Great opportunity on a once very strong business, in a great location just off campus in a college town. All this at a below market price.



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Photos



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Property Details

| SITE DATA | |
|------------------|-----------------------|
| Zoning | VC |
| Traffic Count | 7,900+/- Cars Per Day |
| Site Status | Available |

| SERVICE DATA | |
|---------------------|-----------------------|
| Heat | FHW – Baseboard – Oil |
| A/C | Yes |
| Water/Well | Public Water |
| Sewer/Septic | Public Sewer |
| Sprinkler | No |

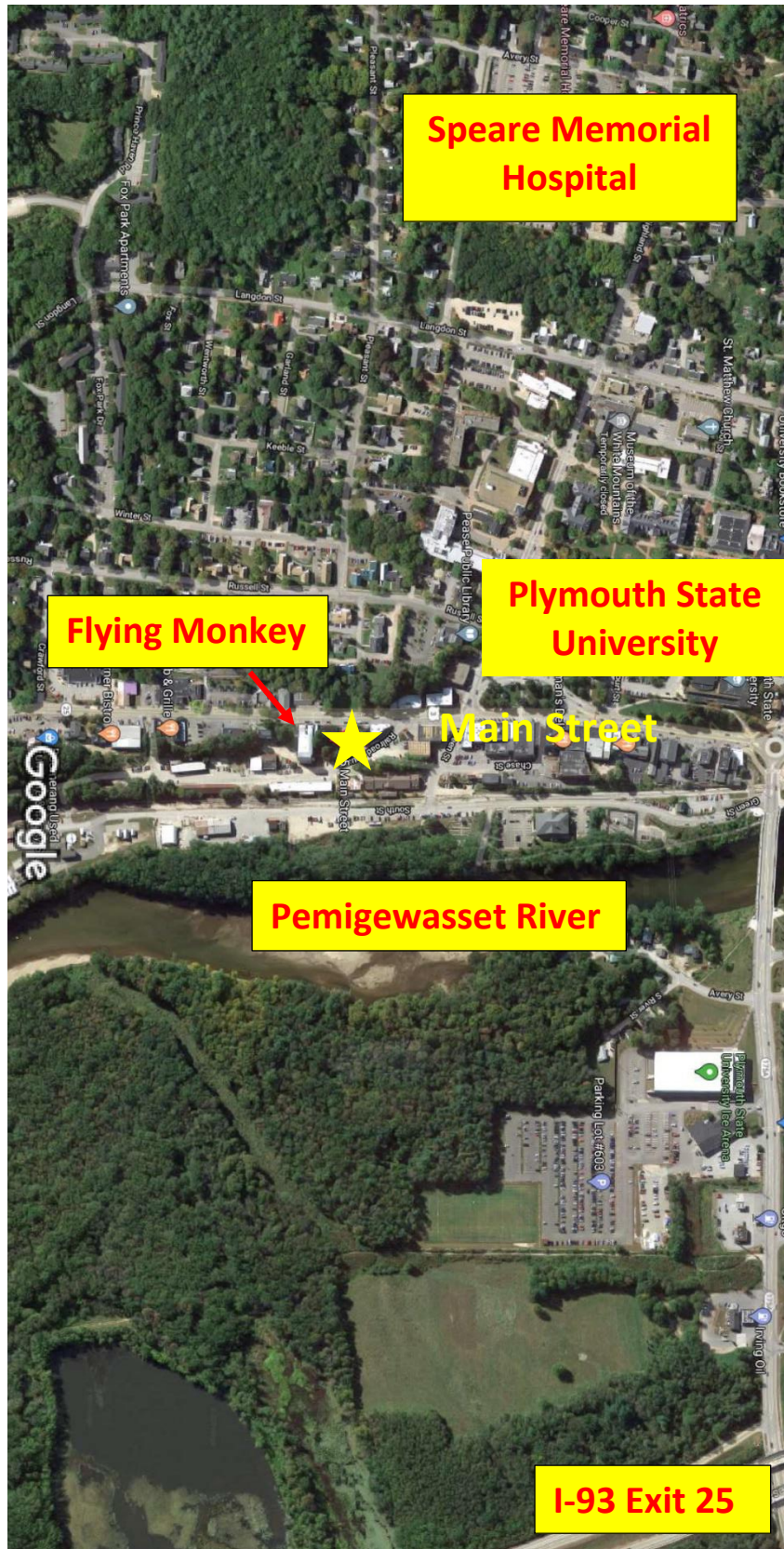
| TAX DATA | |
|-----------------------|------------------|
| Taxes | \$10,157 |
| Tax Year | 2019 |
| Tax Map/Lot No. | Map 201, Lot 001 |
| Current Tax Rate/1000 | \$28.19 |
| Land Assessment | \$70,600 |
| Building Assessment | \$289,700 |
| Total Assessed Value | \$360,300 |

| PROPERTY DATA | |
|-------------------------|--|
| Lot Size | 0.121+/- Acres |
| Frontage | 50+/- Feet Road Frontage |
| Parking Spaces | On Street Parking Only |
| Building Square Footage | 3,228+/-FT Main Floor Plus 3,288+/- SF in Basement |
| Number of Floors | 1 |

| CONSTRUCTION | |
|---------------------|-----------------|
| Exterior | Wood |
| Roof Type/Age | Membrane |
| Foundation | Poured Concrete |
| Year Built | 1930 |

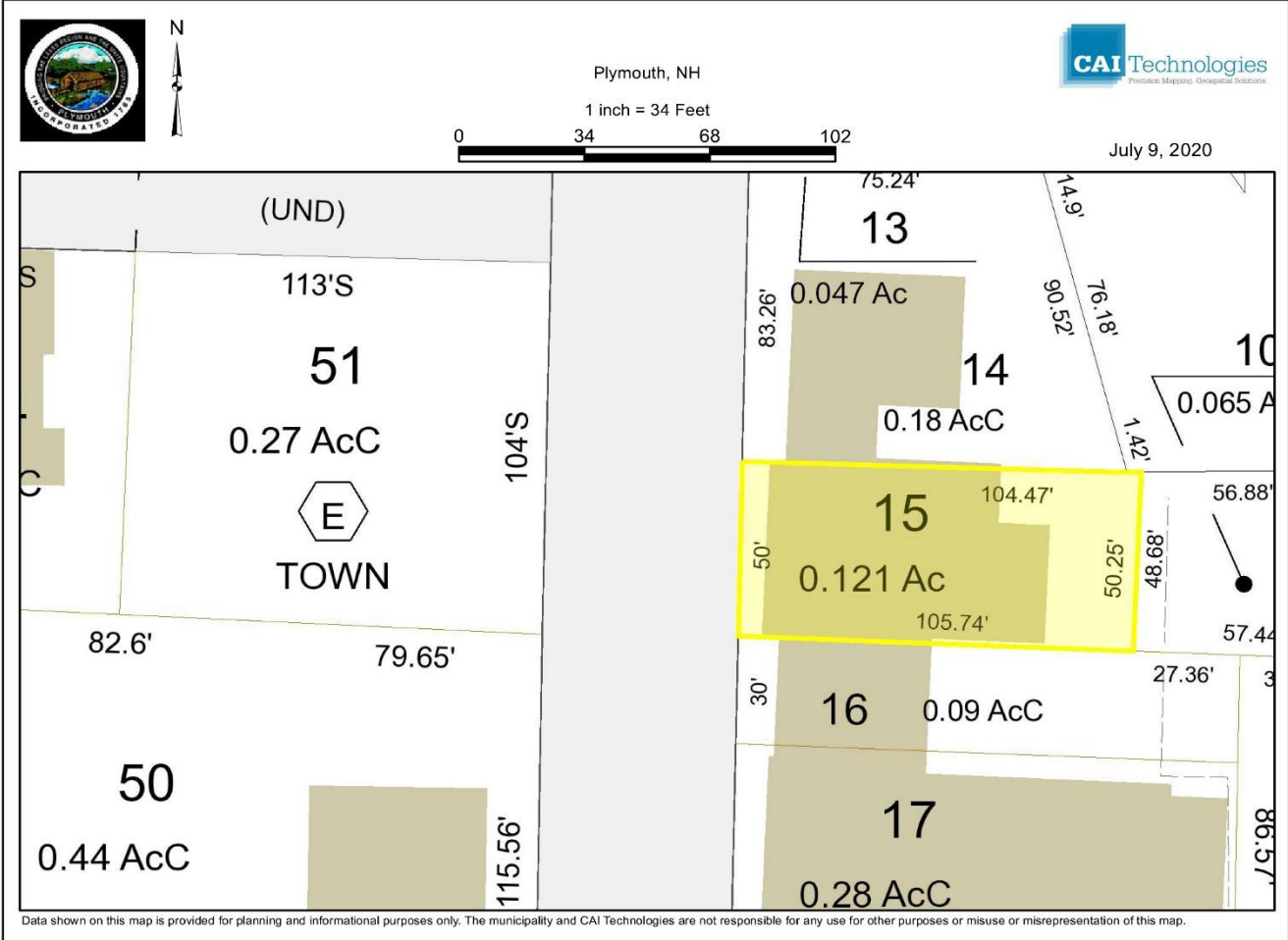
| OTHER DATA | |
|-------------------|----------------------|
| Deed | Book 4343, Page 0522 |

Google Map



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Tax Maps



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Plymouth, NH

Plymouth, NH



Community Contact

Town of Plymouth
Paul Freitas, Town Administrator
 6 Post Office Square
 Plymouth, NH 03264

Telephone
 Fax
 E-mail
 Web Site

(603) 536-1731
(603) 536-0036
townadmin@plymouth-nh.org
www.plymouth-nh.org

Municipal Office Hours

Selectmen, Town Administrator: Monday through Friday, 8 am - 4:30 pm; Town Clerk: Monday through Friday, 8:30 am - 4 pm; Tax Collector: Tuesday through Thursday, 8 am - 2 pm

County
 Labor Market Area
 Tourism Region
 Planning Commission
 Regional Development

Grafton
Plymouth, NH LMA
Lakes
North Country Council
Grafton County Economic Development Council

Election Districts

US Congress
 Executive Council
 State Senate
 State Representative

District 2
District 1
District 2
Grafton County District 8

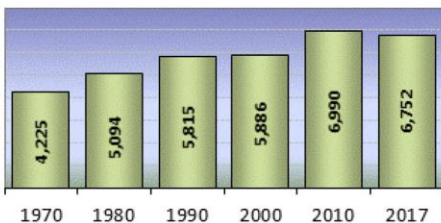
Incorporated: 1763

Origin: This territory was part of a large plot of undivided land in the Pemigewasset Valley. Many of those named in the 1763 charter were soldiers from the Seven Years' War who had come from Hollis. The town was named after the original Plymouth colony in Massachusetts. In 1792, the southwest portion of the town was separated, and with a portion of land from Groton, incorporated as Hebron. Plymouth State University was founded here in 1871 as a normal school, evolving as a teachers' college, a state college, and now a state university.

Villages and Place Names: West Plymouth

Population, Year of the First Census Taken: 625 residents in 1790

Population Trends: Population change for Plymouth totaled 3,542 over 57 years, from 3,210 in 1960 to 6,752 in 2017. The largest decennial percent change was an increase of 32 percent between 1960 and 1970, the smallest, a



one percent increase between 1990 and 2000. The 2017 Census estimate for Plymouth was 6,752 residents, which ranked 49th among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2017 (US Census Bureau): 239.3 persons per square mile of land area. Plymouth contains 28.2 square miles of land area and 0.2 square miles of inland water area.



Grafton County

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made as to the accuracy of the information contained herein. Specific questions regarding individual cities and towns should be directed to the community contact.

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EDUCATION AND CHILD CARE

Schools students attend: **Plymouth operates grades K-8; grades 9-12 are part of Pemi-Baker Cooperative (Ashland, District: SAU 48
Campton, Holderness, Plymouth, Rumney, Thornton, Wentworth)**

Career Technology Center(s): **Plymouth Applied Technology Center** Region: **5**

| Educational Facilities (includes Charter Schools) | Elementary | Middle/Junior High | High School | Private/Parochial |
|---|----------------|--------------------|-------------|-------------------|
| Number of Schools | 2 | | 1 | 3 |
| Grade Levels | P K 1-8 | | 9-12 | 1-12 PG |
| Total Enrollment | 485 | | 676 | 361 |

Nearest Community College: **Lakes Region**

Nearest Colleges or Universities: **Plymouth State University**

2017 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **9** Total Capacity: **280**

| LARGEST BUSINESSES | PRODUCT/SERVICE | EMPLOYEES | ESTABLISHED |
|-------------------------------|----------------------|-----------|-------------|
| Plymouth State University | Education | 487 | 1871 |
| Speare Memorial Hospital | Health care services | 220 | 1899 |
| NH Electric Cooperative | Electric service | 206 | 1939 |
| Hannaford Brothers | Supermarket | 187 | |
| Plymouth Regional High School | Education | 135 | |
| Plymouth Elementary School | Education | 97 | |
| Town of Plymouth | Municipal services | 70 | 1763 |
| Wal-Mart | Retail store | | 2003 |

Employer Information Supplied by Municipality

TRANSPORTATION (*distances estimated from city/town hall*)

| | | |
|--------------------------|--------------|----------------------|
| Road Access | US Routes | 3 |
| | State Routes | 3A, 25 |
| Nearest Interstate, Exit | | I-93, Exit 26 |
| Distance | | Local access |

Railroad **State owned line**
Public Transportation **Yes**

Nearest Public Use Airport, General Aviation
Plymouth Regional Runway **2,380 ft. turf**
Lighted? **No** Navigation Aids? **No**

Nearest Airport with Scheduled Service
Lebanon Municipal Distance **45 miles**
Number of Passenger Airlines Serving Airport **1**

| Driving distance to select cities: | |
|------------------------------------|------------------|
| Manchester, NH | 60 miles |
| Portland, Maine | 92 miles |
| Boston, Mass. | 110 miles |
| New York City, NY | 309 miles |
| Montreal, Quebec | 212 miles |

COMMUTING TO WORK (*ACS 2013-2017*)

| | |
|----------------------------|---------------------|
| Workers 16 years and over | |
| Drove alone, car/truck/van | 59.3% |
| Carpooled, car/truck/van | 6.4% |
| Public transportation | 0.0% |
| Walked | 24.9% |
| Other means | 4.2% |
| Worked at home | 5.2% |
| Mean Travel Time to Work | 16.2 minutes |

Percent of Working Residents: ACS 2013-2017

| | |
|-----------------------------------|-------------|
| Working in community of residence | 48.0 |
| Commuting to another NH community | 50.4 |
| Commuting out-of-state | 1.6 |

RECREATION, ATTRACTIONS, AND EVENTS

| | |
|----------|---|
| X | Municipal Parks |
| | YMCA/YWCA |
| | Boys Club/Girls Club |
| | Golf Courses |
| | Swimming: Indoor Facility |
| | Swimming: Outdoor Facility |
| | Tennis Courts: Indoor Facility |
| X | Tennis Courts: Outdoor Facility |
| | Ice Skating Rink: Indoor Facility |
| | Bowling Facilities |
| X | Museums |
| X | Cinemas |
| X | Performing Arts Facilities |
| X | Tourist Attractions |
| X | Youth Organizations (i.e., Scouts, 4-H) |
| X | Youth Sports: Baseball |
| X | Youth Sports: Soccer |
| X | Youth Sports: Football |
| X | Youth Sports: Basketball |
| X | Youth Sports: Hockey |
| X | Campgrounds |
| X | Fishing/Hunting |
| | Boating/Marinas |
| X | Snowmobile Trails |
| X | Bicycle Trails |
| X | Cross Country Skiing |
| | Beach or Waterfront Recreation Area |
| | Overnight or Day Camps |

Nearest Ski Area(s): **Tenney Mountain**

Other: **Hiking; White Mtn Exploration Ctr; Ice climbing; Rock climbing; Paddle sports**

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

Permitted Uses

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 |
| RESIDENTIAL | | | | | | | |
| Accessory Dwelling Unit | P ² | P ² | P ² | P ² | P ² | P ² | P ² |
| 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

² See Section 416

| Uses | Zone | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | SFR | MFR | A | CI | VC | HC | ICD |
| 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 |
| Outdoor Recreation | - | - | P | SE | SE | P | P |
| Indoor Recreation | - | - | P | - | P | P | P |
| Junkyard | - | - | SE | - | SE | SE | SE |
| Lumberyard | - | - | 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 | Zone | | | | | | |
|---|------------|------------|----------|-----------|--------------|-----------|------------|
| | SFR | MFR | A | CI | VC | HC | ICD |
| Minimum frontage (in feet) for: | | | | | | | |
| -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 | 150 by SE | 30 | 30 |
| -side | 15 | 15 | 15 | 15 | 00 | 15 | 15 |
| -rear | 15 | 15 | 15 | 15 | 100 by SE | 15 | 15 |

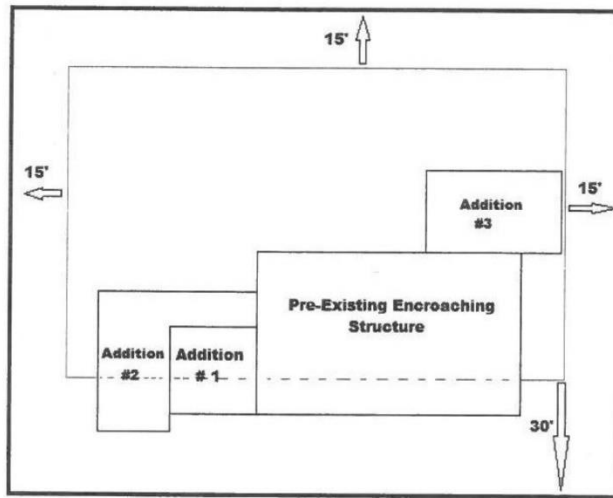
Residential Setbacks

All legal, pre-existing, non-conforming structures (residences) in place at the time of adoption of this Amendment shall be subject to the following:

- For the Front (street) setback ONLY:

The line of closest encroachment into the front setback of such a residence shall be considered the front setback line, by default of that occupancy. Per the diagram:

- Additions to structures that hold to that line will require a Special Exception (Addition #1).
- Additions encroaching further beyond that setback line will require a Variance (Addition #2).
- Additions within the setback area will continue to require only a Building Permit (Addition #3).



| 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 (1/2) 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 |
| <i>(N/A = Not allowed as a permitted use nor allowed by SE)</i> | | | | | | | |

| | 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

304.2 Commercial Co-location

In the ICD, A and HC Zones, co-location (siting) of more than one main (primary) commercial structure on a single building pad on a single parcel is Permitted, providing that all other Zoning requirements (legal parcel acreage, exterior lot-line setbacks, parking spaces, impervious surface coverage, driveway access) are met.

- The businesses occupying the parcel do not need to be related by owner or type; the parcel and pad itself must be owned by a single entity, including partnerships.
- Interior setbacks, access and circulation between buildings shall meet Life/Safety minimums, per the Plymouth Fire Dept.
- All main structures shall be subject to Site Plan Review, including their relationship to the shared amenities and storm water drainage.