

1.56+/-  
Acres

**FOR SALE \$1,850,000**

**Development Opportunity off Exit 20 – I93  
11,634 SF Building  
428+/- Ft. of road frontage on Route 3**



**67 E. Main Street  
Tilton, NH**

**WEEKS  
COMMERCIAL**

350 Court St., Laconia, NH 03246

[www.weekscommercial.com](http://www.weekscommercial.com)

**Call Kevin Sullivan  
Sales Associate**

603.528.3388 ext. 305

603.630.3276 (cell)

email: [ksullivan@weekscommercial.com](mailto:ksullivan@weekscommercial.com)



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# 67 EAST MAIN STREET, TILTON

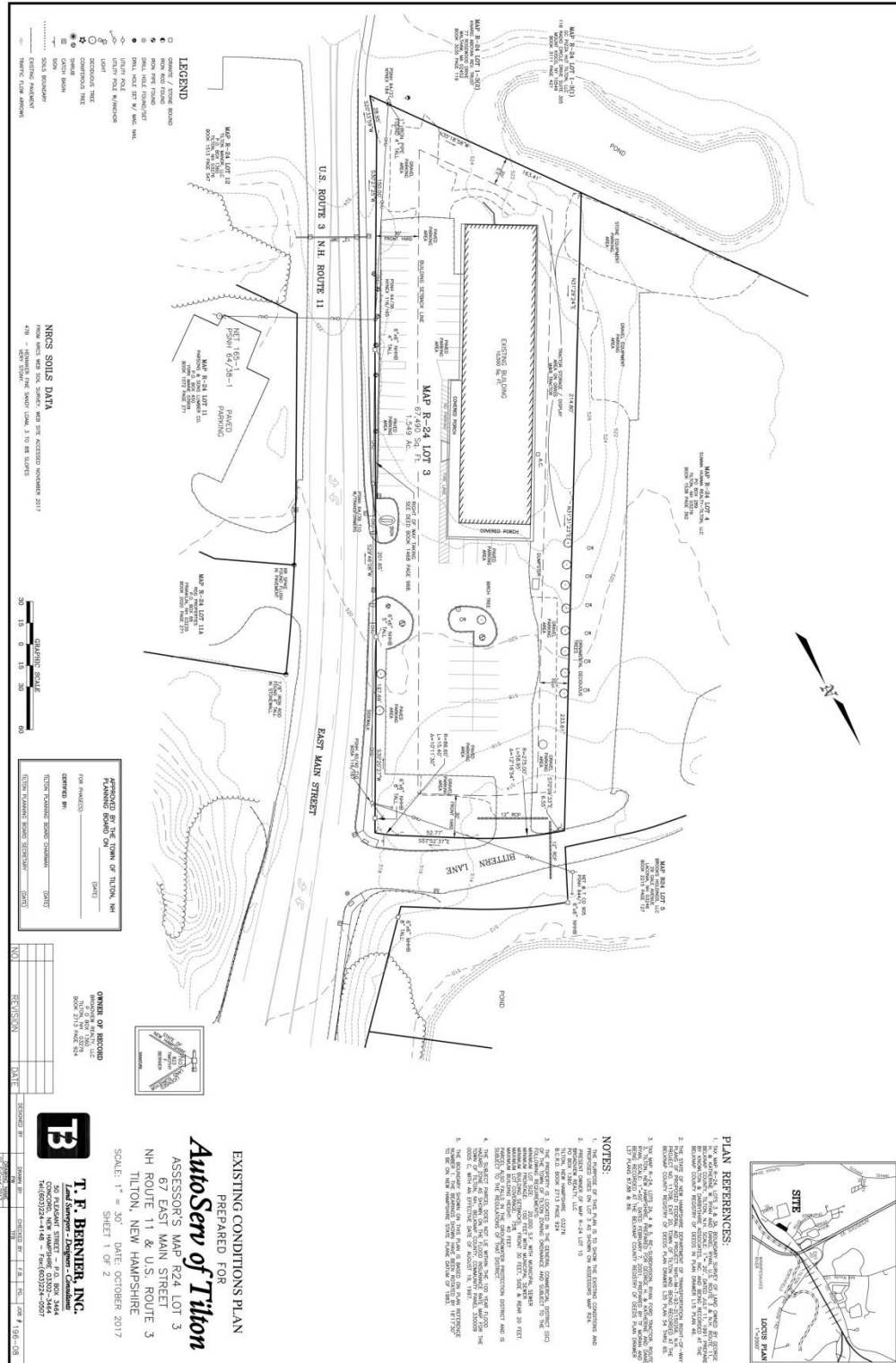


Development opportunity at Exit 20 in Tilton, off Interstate 93 surrounded by all the national retailers, adjacent to public access to Market Basket and Wal-Mart. Located less than ½ mile from the I-93 on/off ramp, with daily traffic counts of 26,000, this parcel is right in the middle of it all at Exit 20. First time to the market. Features an 11,634 SF building, plenty of paved parking, and grandfathered signage makes this a desired location. A 1.6 acre site with 428 ft. of frontage on Route 3 at Exit 20 doesn't come around very often.



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# SITE PLAN



### PLAN REFERENCES

1. TOWN OF TILTON, NEW HAMPSHIRE, OFFICE OF PLANNING AND ZONING DEPARTMENT, ZONING REGULATIONS, MAP R-24, 2017.
2. TOWN OF TILTON, NEW HAMPSHIRE, OFFICE OF PLANNING AND ZONING DEPARTMENT, ZONING REGULATIONS, MAP R-24, 2017.
3. TOWN OF TILTON, NEW HAMPSHIRE, OFFICE OF PLANNING AND ZONING DEPARTMENT, ZONING REGULATIONS, MAP R-24, 2017.
4. TOWN OF TILTON, NEW HAMPSHIRE, OFFICE OF PLANNING AND ZONING DEPARTMENT, ZONING REGULATIONS, MAP R-24, 2017.
5. TOWN OF TILTON, NEW HAMPSHIRE, OFFICE OF PLANNING AND ZONING DEPARTMENT, ZONING REGULATIONS, MAP R-24, 2017.

### NOTES

1. THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION AVAILABLE TO THE PROFESSIONAL ENGINEER.
2. THE PROFESSIONAL ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE INFORMATION PROVIDED BY THE CLIENT.
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APPROVED BY THE TOWN OF TILTON, NH  
 PLANNING BOARD ON: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TOWN ENGINEER: \_\_\_\_\_  
 TOWN CLERK: \_\_\_\_\_

OWNER OF RECORD  
 T. P. BERNIER, INC.  
 50 PLAZANT STREET - P.O. BOX 3464  
 CONCORD, NEW HAMPSHIRE 03301-3464  
 TEL: 603-224-1188 FAX: 603-224-1189



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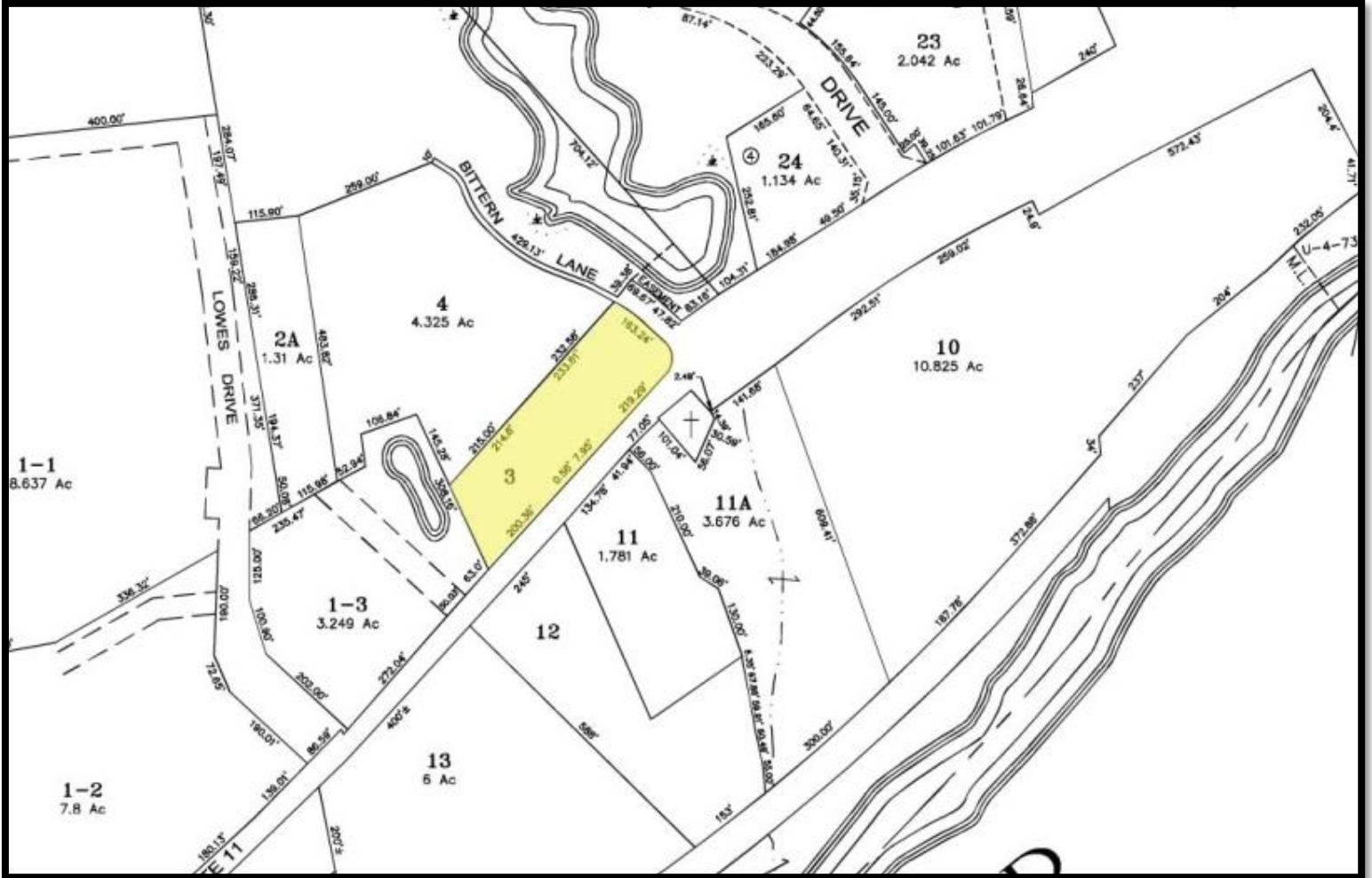
EXISTING CONDITIONS PLAN  
 PREPARED FOR  
**AutoServ of Tilton**  
 ASSESSOR'S MAP R-24 LOT 3  
 67 EAST MAIN STREET  
 NH ROUTE 11 & U.S. ROUTE 3  
 TILTON, NEW HAMPSHIRE  
 SCALE: 1" = 30' DATE: OCTOBER 2017  
 SHEET 1 OF 2

# PROPERTY DETAILS

<b>SITE DATA</b>	
Zoning	Regional Commercial
Deed	Book 2713 Page 0924
<b>TAX DATA</b>	
Taxes	\$30,825
Tax Year	2019
Tax Map/Lot #	Map R24 Lot 3
Current Tax Rate	\$19.61
Building Assessment	\$879,300
Features Assessment	\$40,300
Land Assessment	\$652,300
Total Assessed Value	\$1,571,900
<b>PROPERTY DATA</b>	
Lot Size	1.56 +/- Acres
Frontage	428+/- FT on Route 3
Water & Sewer	Water – Public          Sewer - Public
<b>BUILDING DATA</b>	
Year Built	1991
Building Size	11,634 SF
Roof	Metal
Siding	Vinyl
Loading Dock	Yes

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# TAX 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  
 RC: RESORT COMMERCIAL \* GC: GENERAL COMMERCIAL \* IN: INDUSTRIAL

P: PERMITTED \* S: SPECIAL EXCEPTION \* N: NOT PERMITTED

	VR	MU	MR	RA	DN	RG	RC	GC	IN
<b>I. PRINCIPAL USES</b>									
<b>A. RESIDENTIAL</b>									
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>B. PUBLIC &amp; INSTITUTIONAL</b>									
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
<b>C. RECREATION &amp; ENTERTAINMENT</b>									
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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<b>D.OFFICES</b>											
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
<b>E. COMMERCIAL</b>											
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
<b>F. RESTAURANTS</b>											
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
<b>G. AUTOMOTIVE &amp; TRANSPORTATION</b>									
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

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<b>H. INDUSTRIAL</b>									
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

	VR	MU	MR	RA	DN	RG	RC	GC	IN
<b>I. AGRICULTURAL</b>									
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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<b>II. ACCESSORY USES</b>											
<b>A. RESIDENTIAL</b>											
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>B. NON-RESIDENTIAL</b>											
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
<b>C. SIGNS</b>											
1. Signs	P	P	P		P	P	P		P	P	P

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