

# FOR SALE \$279,900

## COMMERCIAL/RESIDENTIAL



# 7 Clinton Street, Milford

- Visible from 101A/Nashua Street
- Large Barn with 2 Drive-In Doors
- Paved Driveway
- Parking for 1-10 Cars
- 75' Road Frontage
- Owner updated the following-
  - Natural Gas FHA Furnace
  - On Demand Propane Water Heater
  - Copper Water Pipes



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**WEEKS**  
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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.

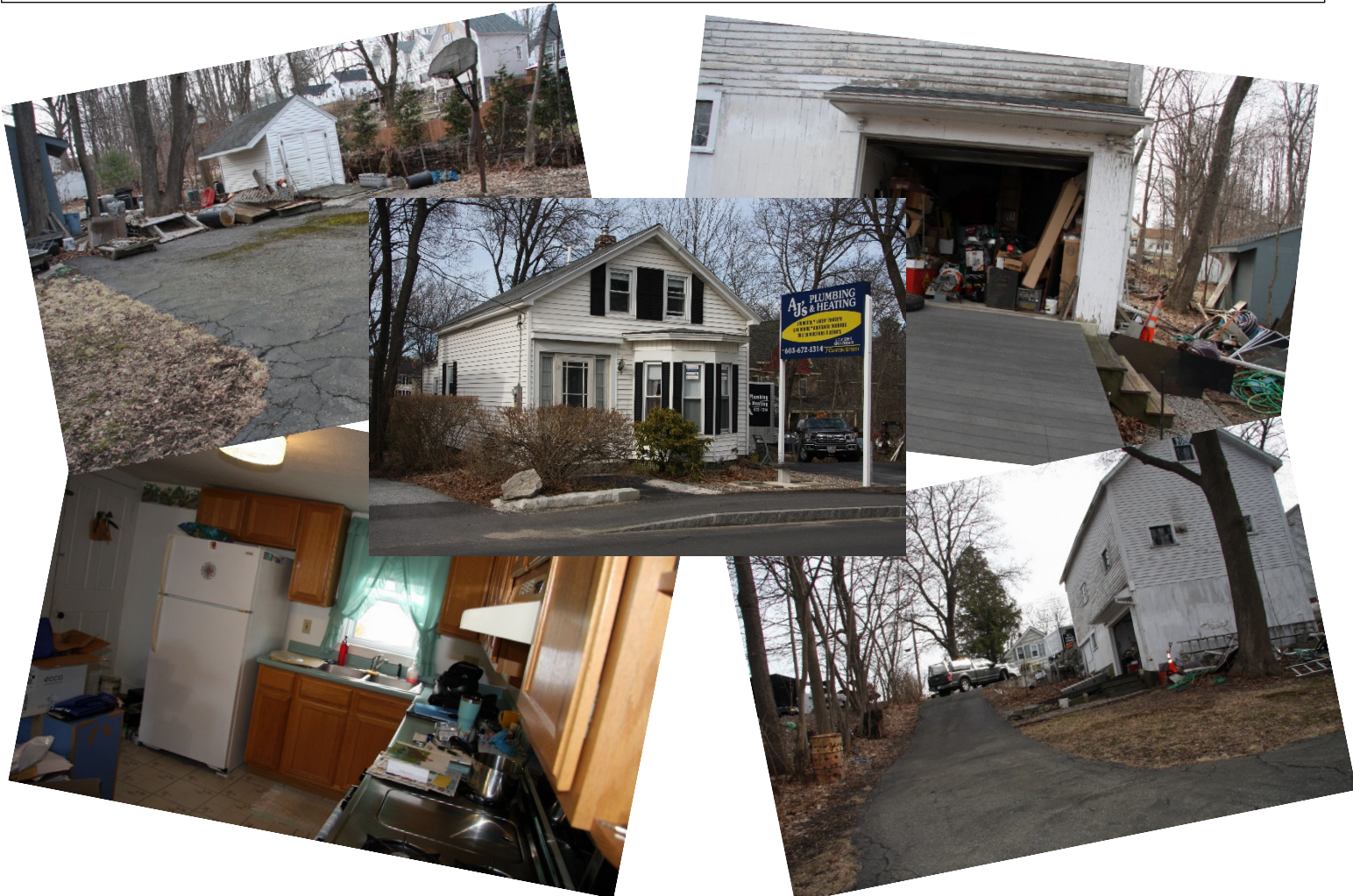
# 7 Clinton Street, Milford

Great location for an in-home business, daycare, office space, veterinary clinic, satellite fuel company office, plumbing/heating or electrical business - the list goes on and on! Large sign visible from 101A/Nashua Street with daily traffic counts of 13,000+/- will get your business noticed! Join other national businesses include a Shell gas station next door and a CVS diagonally across the street.

This 3 bedroom, 1 1/2 bath, 1st floor laundry home with large kitchen and living room was most recently used as a Plumbing and Heating Business. Screened in porch, large barn with 2 overhead drive-in doors allow storage of merchandise or vehicles. Long paved driveway with additional parking down below with 2 more sheds for storage. Plenty of space to spread out!

The owner has completed many upgrades over the years - new Bosch propane on demand hot water heater, Goodman power vent natural gas furnace that is A/C ready, lined chimney, copper water piping, electrical, hard wired smoke detectors, concrete floor in lower barn, vinyl windows, display wall for merchandise, and updated kitchen. Property is being sold in "as is condition". Business is NOT included in sale. AJ's Plumbing & Heating Sign, kitchen stove and barn heater is not included in the sale. Signposts will remain.

If your business is looking to move to an area where you will be seen - call today!!!



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# Property Details

<b><u>SITE DATA</u></b>	
Zoning	Commercial

<b><u>SERVICE DATA</u></b>	
Heat	Natural Gas Goodman FHA Power Vent Furnace
Air Conditioning	A/C ready off furnace but none present
Hot Water Heater	Bosch On Demand - Propane
Smoke Detectors	Hard Wired
Water	City
Sewer	City

<b><u>TAX DATA</u></b>	
Taxes	\$5,004
Land Assessment	\$62,200
Building Assessment	\$130,500
Total Assessment	\$192,700

<b><u>PROPERTY DATA</u></b>	
Lot Size	0.26+/- Acres
Road Frontage	75 Feet
Parking	1-10 Spaces - Paved
Year Built	1790
Total Finished SF Living Area	1,216
Construction	Wood Frame
Foundation	Stone
Roof	Asphalt Shingle
Basement	Partial – Unfinished (Concrete Floor) Partial Crawl Space (Dirt)
2 Overhead Drive-In Door	6' x 7' and 7' x 9'10"

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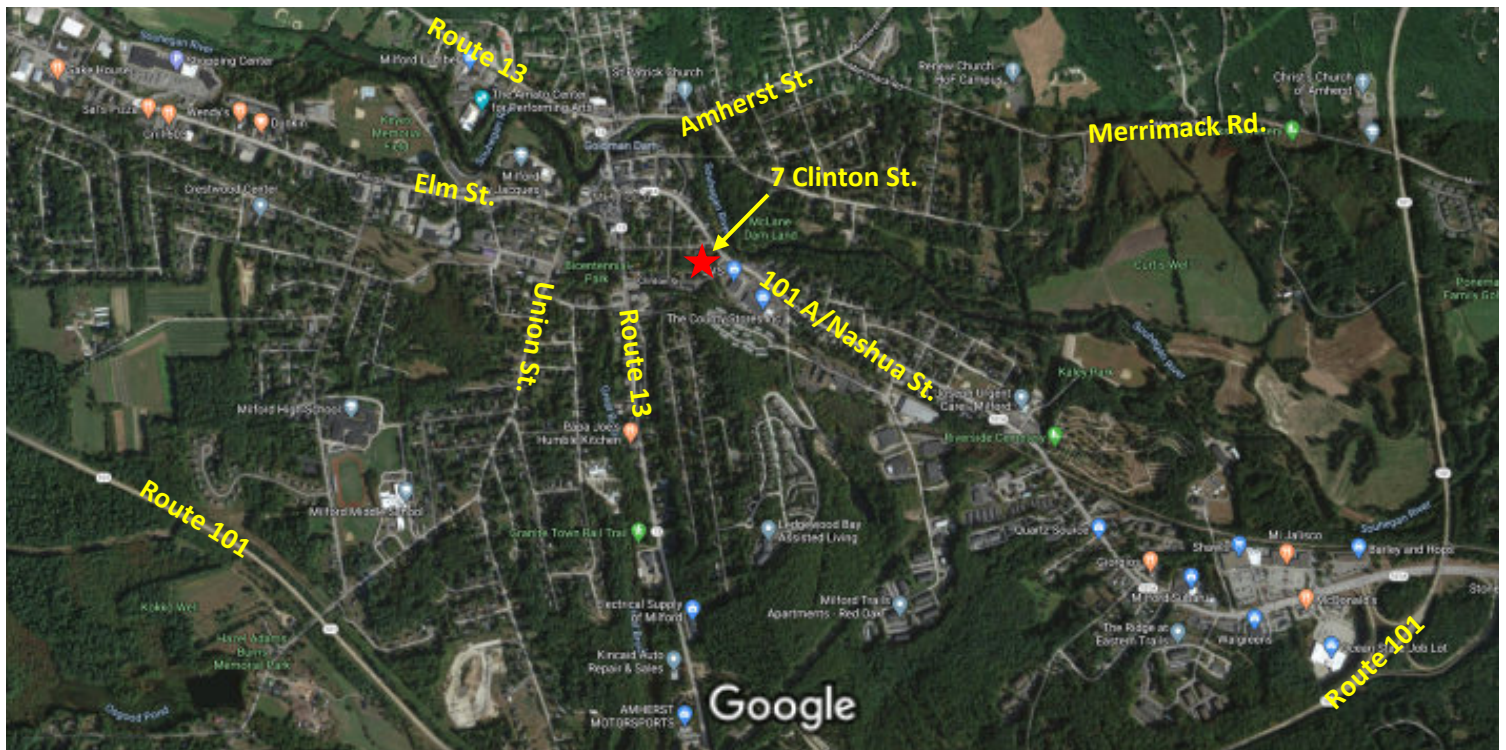
# Google Maps

**\*Signage Visible from 101A\***



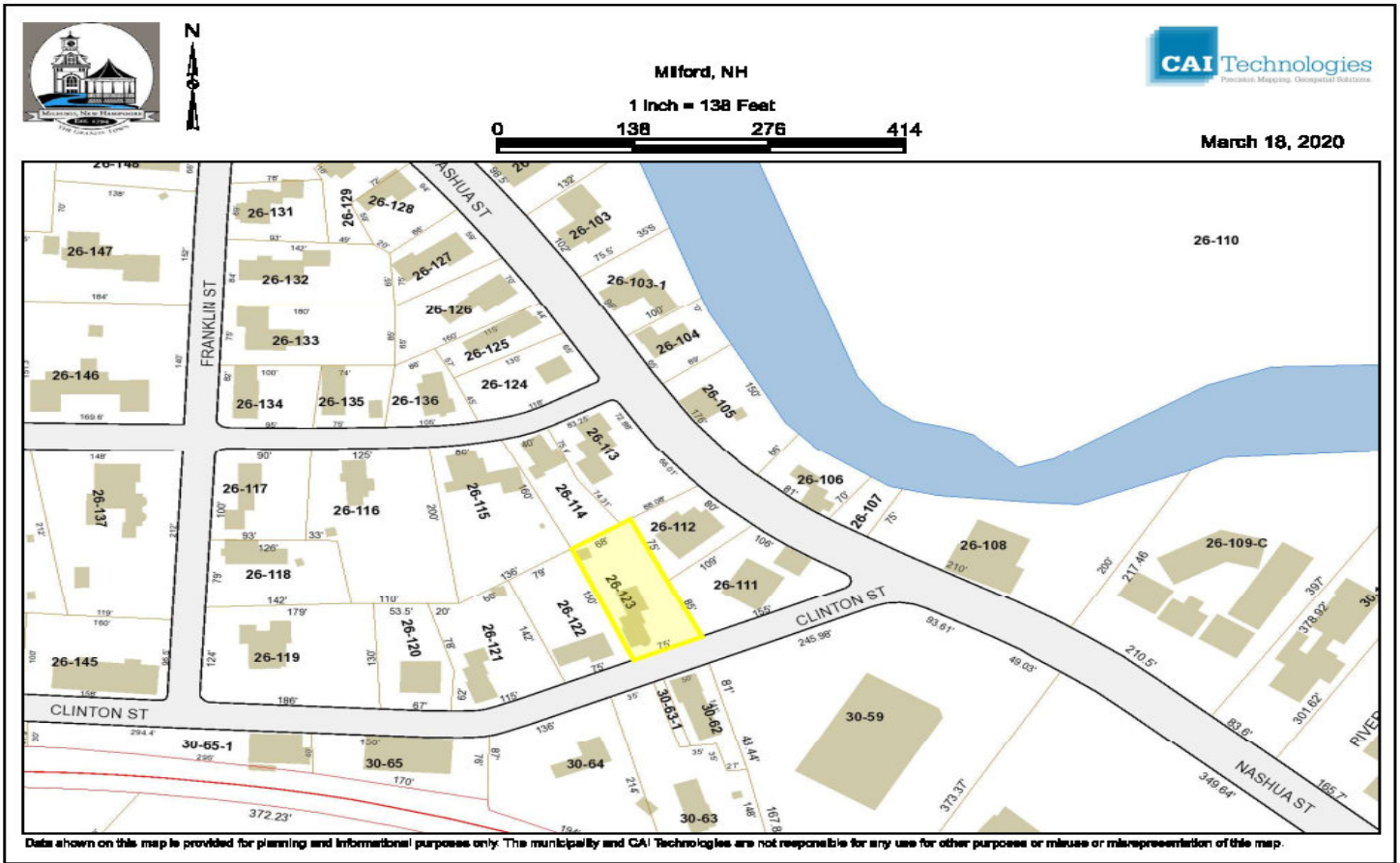
**\*Close to National Chains & Retailers\***

**\*Easy Access to Busy Route 101\***



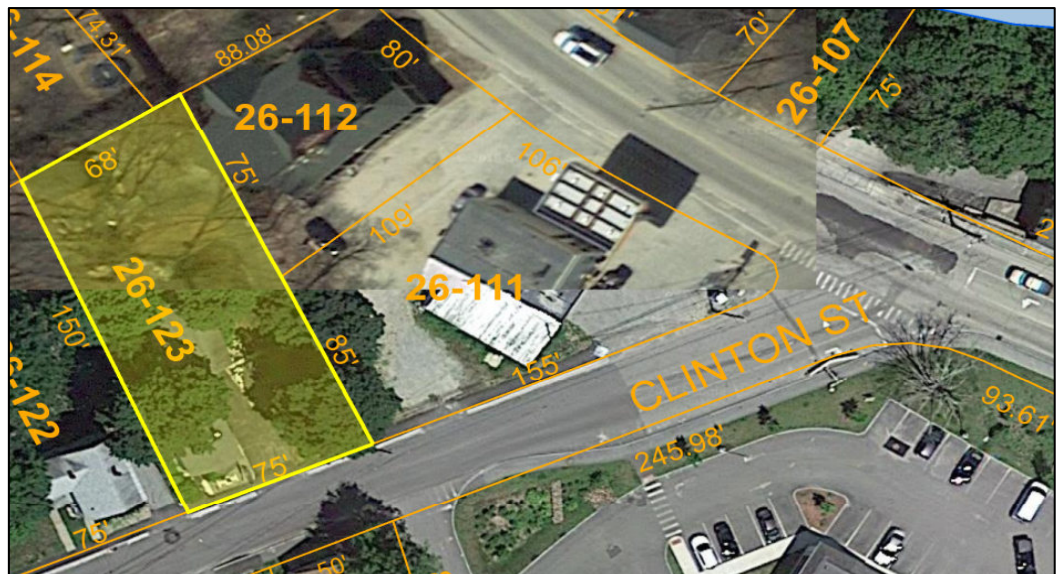
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# Tax Map



Visible from corner of  
Route 101A/Nashua St. & Clinton St.

75+/- Feet  
Road  
Frontage



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# Permitted Uses

Town of Milford  
Zoning Ordinance

Article V  
5.05  
Commercial  
District

## 5.05.0 COMMERCIAL "C" DISTRICT (1995)

**INTENT:** The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town.

### 5.05.1 ACCEPTABLE USES

- A. Retail businesses
- B. Wholesale businesses
- C. Restaurants
- D. Filling stations (2011)
- E. Offices
- F. Banks and financial institutions
- G. Hospitals (2011)
- H. Schools
- I. Hotels (2011)
- J. Churches or Houses of Worship (2011)
- K. Bed & breakfast (1997)
- L. Deleted (2011)
- M. Newspaper and job printing
- N. Funeral homes
- O. Single-family dwellings and their accessory uses and structures, with their respective related conditions set forth in Residence "A" District
- P. Two-family and multi-family dwellings and their accessory uses and structures, with their respective related conditions set forth in Residence "B"
- Q. Deleted (2019)
- R. Recreational facility, not-for-profit (1997)
- S. Recreational facility, commercial (1997)
- T. Telecommunication facilities (2000)
- U. Motor vehicles sales facilities (2011)
- V. Deleted (2015)
- W. Farm roadside stands (2010)
- X. Farmer's market (2010)
- Y. Day care facilities (2011)
- Z. Motor vehicle repair facilities (2011)
- AA. Health services facilities (2011)
- BB. Hospice house (2011)
- CC. Veterinary clinics (2011)
- DD. Nursing home or facility (2011)
- EE. Agriculture and farming (2011)
- FF. Utility, public or private (2011)
- GG. Dwelling, Mixed-use (2012)
- HH. Solar Collection Systems in accordance with Section 7.11.0 (2019)

**5.05.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)**

**A. Special Exception**

1. Deleted (2011)
2. Family day care homes
3. Reduced front, side and rear setbacks
4. Manufacturing (2011)
5. Building and structure greater than allowed in 5.05.8:A and 5.05.8:B (2005)
6. Accessory Dwelling Units (2008)
7. Distribution and mailing facilities (2011)
8. Research and development (2011)

**B. Conditional Use Permit (2009)**

1. Small Wind Energy Systems (2009)

**5.05.3 USES NOT SPECIFIED (2010)**

Any uses of land and/or structures not specifically included in the Commercial District as acceptable, acceptable by Special Exception or acceptable by Conditional Use Permit shall be considered as not permitted.

**5.05.4 LOT SIZES AND FRONTAGES (2009)**

- A. In those areas serviced by both municipal sewerage and water systems, the minimum lot size in Commercial District shall be twenty thousand (20,000) square feet, together with one hundred and fifty (150) feet of frontage on Class V or better road.
- B. In those commercial areas not serviced by municipal sewerage and water systems, the minimum lot size shall be sixty thousand (60,000) square feet, together with two hundred twenty-five (225) feet of frontage on a Class V or better road.

**5.05.5 YARD REQUIREMENTS (1995)**

- A. Each structure shall be set back at least thirty (30) feet from the front lot line.
- B. Each structure shall be at least fifteen (15) feet from side and rear property lines. In case of a corner lot, the side distance shall be increased to thirty (30) feet on the side bordering the street, lane or public way.

**5.05.6 OPEN SPACE**

Open space shall be provided for all uses, other than single-family and two-family dwellings, in an amount equal to not less than thirty (30) percent of the total lot area.

**5.05.7 OVAL SUBDISTRICT:**

**EXEMPTION FROM YARD AND OPEN SPACE REQUIREMENTS (2007)**

The following area shall be exempt from the open space and yard requirements for all allowable uses in the Commercial District except multi-family residences: bounded by and beginning at the intersection of Great Brook and the Souhegan River, proceeding East along the southern bank of the Souhegan River to the Swinging Bridge, proceeding south along the west line of Pine Street to the intersection with Nashua Street, continuing south along the west line of Franklin Street to its intersection with High Street, then proceeding west along the north line of High Street and continuing west along the south line of Lot 39 on Tax Map 25 to the southwest corner of that parcel intersection with Great Brook and then proceeding north along the east bank of Great Brook to the beginning.

**5.05.8 HEIGHT REQUIREMENTS (2005)**

- A. The maximum height of a building or structure in the Commercial District shall be forty (40) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Commercial District shall be forty-five (45) feet.
- C. A Special Exception shall be required for heights greater than allowed in either A or B above.