

**WEEKS**  
COMMERCIAL

# Commercial Land For Sale \$1,200,000

\*6 +/- Acres

\*12,000 Cars  
Traffic Count

\*Near intersection  
of Route 106 &  
Route 140

\*381 FT of Road  
Frontage on Route  
106

\*790 FT of Road  
Frontage on Main  
St.



## Route 106/Laconia Rd. & 69 Main St., Belmont

*Call Kevin Sullivan  
Sales Associate*

603-528-3388 ext. 305

603-630-327 Cell

ksullivan@weeksommercial.com

350 COURT STREET  
LACONIA, NH 03246

WWW.WEEKSCOMMERICAL.COM

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# Property Details

<b><u>SITE DATA</u></b>	
Zoning	Commercial
Traffic Count	12,000
<b><u>TAX DATA</u></b>	
Taxes	\$3,058
Tax Year	2017
Tax Map/Lot No.	122/059 and 122/053
Current Tax Rate	\$29.46
Total Assessed Value	\$103,800
<b><u>PROPERTY DATA</u></b>	
Lot Size	6.16
Frontage	1,171 FT    381 FT on Route 106/Laconia Rd. & 790 on Main St.
<b><u>LAND DATA</u></b>	
Easements	See Deed
<b><u>DEED</u></b>	
Warranty	Book 2589 Page 0056 and Book 2612 Page 0042

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# Google Earth Map



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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
<b>Commercial Uses</b>						
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	P	N	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. 03/16/17

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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	P	P	N	N	E	N
<b>Industrial Uses:</b>						
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
<b>Institutional Uses:</b>						
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
<b>Residential Uses:</b>						
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(add'l SE criteria Art 13)	E	N	P	P	P	P
Dwelling - Two Family	N	N	P	N	P	P
Half-way House	E	N	N	N	N	E

	<b>Commercial</b>	<b>Industrial</b>	<b>Residential Multi-Family</b>	<b>Residential Single Family</b>	<b>Rural</b>	<b>Village</b>
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

# Town Profile



## Belmont, NH

Community Contact	<b>Town of Belmont</b> K. Jeanne Beaudin, Town Administrator 143 Main Street, PO Box 310 Belmont, NH 03220
Telephone	(603) 267-8300
Fax	(603) 267-8327
E-mail	<a href="mailto:townadministrator@belmontnh.org">townadministrator@belmontnh.org</a>
Web Site	<a href="http://belmontnh.org">http://belmontnh.org</a>
Municipal Office Hours	Monday through Friday, 7:30 am - 4 pm
County	Belknap
Labor Market Area	Belmont, NH LMA
Tourism Region	Lakes
Planning Commission	Lakes Region
Regional Development	Belknap County Economic Development Council
Election Districts	
US Congress	District 1
Executive Council	District 2
State Senate	District 7
State Representative	Belknap County Districts 6, 9

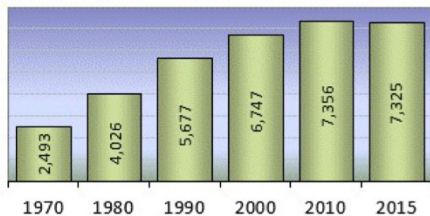
**Incorporated:** 1727

**Origin:** The town was first chartered in 1727 as a parish of Gilmanton known as Upper Gilmanton, and incorporated as such in 1859. In 1869, the voters of the town, who felt the many locations named Gilmanton was confusing, petitioned to rename the town Belmont, to honor Mr. August Belmont, a New York financier, in hopes that he might make a financial contribution to the town. Mr. Belmont never acknowledged the act, having passed away that same year. Belmont was the residence of Governor William Badger, first elected in 1834.

**Villages and Place Names:** Gardners Grove, Lochmere, Winnisquam, Tioga

**Population, Year of the First Census Taken:** 1,189 residents in 1860

**Population Trends:** Population change for Belmont totaled 5,372 over 55 years, from 1,953 in 1960 to 7,325 in 2015. The largest decennial percent change was a



61 percent increase between 1970 and 1980, followed by a 41 percent increase over the next decade. The 2015 Census estimate for Belmont was 7,325 residents, which ranked 41st among New Hampshire's incorporated cities and towns.

**Population Density and Land Area, 2015** (*US Census Bureau*): 243.0 persons per square mile of land area. Belmont contains 30.2 square miles of land area and 1.8 square miles of inland water area.



Economic & Labor Market Information Bureau, NH Employment Security, October 2017. Community Response Received 6/02/2017

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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<b>MUNICIPAL SERVICES</b>	
Type of Government	<b>Selectmen</b>
Budget: Municipal Appropriations, 2017	<b>\$9,830,768</b>
Budget: School Appropriations, 2016-2017	<b>\$22,786,890</b>
Zoning Ordinance	<b>1986/17</b>
Master Plan	<b>2002</b>
Capital Improvement Plan	<b>Yes</b>
Industrial Plans Reviewed By	<b>Planning Board</b>
Boards and Commissions	
Elected:	<b>Selectmen; Planning; Zoning; Budget; Library</b>
Appointed:	<b>Conservation; Cemetery; Heritage</b>
Public Library	<b>Belmont Public</b>
<b>EMERGENCY SERVICES</b>	
Police Department	<b>Full-time</b>
Fire Department	<b>Full-time &amp; On-Call</b>
Emergency Medical Service	<b>Full-time &amp; On-Call</b>
Nearest Hospital(s)	Distance Staffed Beds
<b>Lakes Region General, Laconia</b>	<b>6 miles 88</b>
<b>UTILITIES</b>	
Electric Supplier	<b>Eversource Energy; NH Electric Coop</b>
Natural Gas Supplier	<b>Liberty Utilities</b>
Water Supplier	<b>Belmont Water Department; private wells</b>
Sanitation	<b>Private septic &amp; municipal</b>
Municipal Wastewater Treatment Plant	<b>No</b>
Solid Waste Disposal	
Curbside Trash Pickup	<b>Municipal</b>
Pay-As-You-Throw Program	<b>No</b>
Recycling Program	<b>Voluntary - Curbside</b>
Telephone Company	<b>Fairpoint</b>
Cellular Telephone Access	<b>Yes</b>
Cable Television Access	<b>Yes</b>
Public Access Television Station	<b>Yes</b>
High Speed Internet Service:	Business Residential
	<b>Yes Yes</b>
<b>PROPERTY TAXES (NH Dept. of Revenue Administration)</b>	
2016 Total Tax Rate (per \$1000 of value)	<b>\$28.83</b>
2016 Equalization Ratio	<b>92.7</b>
2016 Full Value Tax Rate (per \$1000 of value)	<b>\$26.42</b>
2016 Percent of Local Assessed Valuation by Property Type	
Residential Land and Buildings	<b>80.7%</b>
Commercial Land and Buildings	<b>17.5%</b>
Public Utilities, Current Use, and Other	<b>1.8%</b>
<b>HOUSING (ACS 2011-2015)</b>	
Total Housing Units	<b>3,545</b>
Single-Family Units, Detached or Attached	<b>2,230</b>
Units in Multiple-Family Structures:	
Two to Four Units in Structure	<b>251</b>
Five or More Units in Structure	<b>97</b>
Mobile Homes and Other Housing Units	<b>967</b>

<b>DEMOGRAPHICS (US Census Bureau)</b>		
Total Population	Community	County
2015	<b>7,325</b>	<b>60,399</b>
2010	<b>7,356</b>	<b>60,088</b>
2000	<b>6,747</b>	<b>56,576</b>
1990	<b>5,677</b>	<b>49,294</b>
1980	<b>4,026</b>	<b>42,884</b>
1970	<b>2,493</b>	<b>32,367</b>
<b>Demographics, American Community Survey (ACS) 2011-2015</b>		
Population by Gender		
Male	<b>3,456</b>	Female <b>3,869</b>
Population by Age Group		
Under age 5		<b>280</b>
Age 5 to 19		<b>1,442</b>
Age 20 to 34		<b>1,112</b>
Age 35 to 54		<b>2,223</b>
Age 55 to 64		<b>1,154</b>
Age 65 and over		<b>1,114</b>
Median Age		<b>41.9 years</b>
Educational Attainment, population 25 years and over		
High school graduate or higher		<b>86.9%</b>
Bachelor's degree or higher		<b>18.0%</b>
<b>INCOME, INFLATION ADJUSTED \$ (ACS 2011-2015)</b>		
Per capita income		<b>\$27,113</b>
Median family income		<b>\$72,539</b>
Median household income		<b>\$65,150</b>
Median Earnings, full-time, year-round workers, 16 years and over		
Male		<b>\$45,625</b>
Female		<b>\$38,147</b>
Individuals below the poverty level		<b>7.9%</b>
<b>LABOR FORCE (NHES - ELMI)</b>		
Annual Average	2006	2016
Civilian labor force	<b>4,216</b>	<b>3,620</b>
Employed	<b>4,074</b>	<b>3,509</b>
Unemployed	<b>142</b>	<b>111</b>
Unemployment rate	<b>3.4%</b>	<b>3.1%</b>
<b>EMPLOYMENT &amp; WAGES (NHES - ELMI)</b>		
Annual Average Covered Employment	2006	2016
Goods Producing Industries		
Average Employment	<b>690</b>	<b>456</b>
Average Weekly Wage	<b>\$1,016</b>	<b>\$1,239</b>
Service Providing Industries		
Average Employment	<b>1,598</b>	<b>1,644</b>
Average Weekly Wage	<b>\$ 702</b>	<b>\$ 796</b>
Total Private Industry		
Average Employment	<b>2,289</b>	<b>2,100</b>
Average Weekly Wage	<b>\$ 797</b>	<b>\$ 892</b>
Government (Federal, State, and Local)		
Average Employment	<b>304</b>	<b>334</b>
Average Weekly Wage	<b>\$ 754</b>	<b>\$ 872</b>
Total, Private Industry plus Government		
Average Employment	<b>2,593</b>	<b>2,434</b>
Average Weekly Wage	<b>\$ 792</b>	<b>\$ 889</b>

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**EDUCATION AND CHILD CARE**

Schools students attend: **Grades K-12 are part of Shaker Regional (Belmont, Canterbury)** District: **SAU 80**  
 Career Technology Center(s): **J. Oliva Huot Technical Center (Laconia); Winnisquam Agricultural Programs** Region: **8**

Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	<b>1</b>	<b>1</b>	<b>1</b>	
Grade Levels	<b>P K R 1-4</b>	<b>5-8</b>	<b>9-12</b>	
Total Enrollment	<b>439</b>	<b>361</b>	<b>401</b>	

Nearest Community College: **Lakes Region**

Nearest Colleges or Universities: **Plymouth State University; Southern NH University, Laconia**

2017 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **5** Total Capacity: **202**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Wilcom Products, Inc.	Telecommunication test equipment	108	1967
Shaw's Supermarket	Supermarket	95	
First Student	Bus transportation	80	
All Metals Industries, Inc.	Metal product supplier	80	
Belmont Elementary School	Education	76	
Metrocast Cablevision	Provide cable service	73	
Lakes Region Coca-Cola	Bottling & distribution center	70	
Belmont High School	Education	69	
Belmont Middle School	Education	68	

Employer Information Supplied by Municipality

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

Road Access	US Routes	<b>3</b>
	State Routes	<b>106, 107, 140</b>
Nearest Interstate, Exit	<b>I-93, Exit 20</b>	
Distance	<b>5 miles</b>	
Railroad	<b>State owned line</b>	
Public Transportation	<b>WTS</b>	
Nearest Public Use Airport, General Aviation		
<b>Laconia Municipal</b>	Runway	<b>5,286 ft. asphalt</b>
Lighted? <b>Yes</b>	Navigation Aids?	<b>Yes</b>
Nearest Airport with Scheduled Service		
<b>Manchester-Boston Regional</b>	Distance	<b>40 miles</b>
Number of Passenger Airlines Serving Airport		<b>4</b>
Driving distance to select cities:		
Manchester, NH		<b>41 miles</b>
Portland, Maine		<b>82 miles</b>
Boston, Mass.		<b>91 miles</b>
New York City, NY		<b>288 miles</b>
Montreal, Quebec		<b>239 miles</b>

**COMMUTING TO WORK***(ACS 2011-2015)*

Workers 16 years and over	
Drove alone, car/truck/van	<b>78.9%</b>
Carpooled, car/truck/van	<b>16.3%</b>
Public transportation	<b>0.0%</b>
Walked	<b>0.0%</b>
Other means	<b>1.4%</b>
Worked at home	<b>3.5%</b>
Mean Travel Time to Work	<b>25.0 minutes</b>

**Percent of Working Residents: ACS 2011-2015**

Working in community of residence	<b>13.6</b>
Commuting to another NH community	<b>85.3</b>
Commuting out-of-state	<b>1.1</b>

**RECREATION, ATTRACTIONS, AND EVENTS**

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

Nearest Ski Area(s): **Gunstock**

Other: **Belknap 4-H Fair**

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